

Newly Renovated Industrial Park With Secure Yard

27550 SE HIGHWAY 212, BORING, OR 97009

**NOW AVAILABLE
FOR SALE!**

**FOR SALE
& LEASE**



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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

PROPERTY DESCRIPTION

This newly renovated industrial park features three buildings with up to 1.5 acres of excess yard space, offering opportunities ranging from 1,600 to 14,400 square feet. Each building totals 4,800 square feet, with demised units equipped with 12'x14' grade-level door(s), a bathroom, separately metered electrical, separately metered natural gas (with heaters in each unit), 21' clear height, brand-new LED lighting, and fresh paint inside and out. Buildings 1 and 3 are identical, each containing three (3) 1,600 SF units, while Building 2 consists of one 3,200 SF unit and one 1,600 SF unit. The yard space is demisable, providing flexibility for various uses.

Sale Description:

This property is an excellent opportunity for an owner/user to acquire the site for their company's operations. Alternatively, a buyer could occupy a portion of the premises and lease out the remaining units to generate additional income, capitalizing on the site's versatility and recent upgrades.

Lease Description:

Tenants have the flexibility to occupy one or multiple units, tailoring the space to their specific needs. Availability ranges from 1,600 SF to the full 14,400 SF, with the option to lease demised portions of the yard space, making it ideal for businesses seeking customizable industrial space in a modernized setting. The property is in the Rural Industrial (RI) Zone within Clackamas County and is not within city limits, allowing for a wide variety of uses. The parking lot is fully paved, and each unit comes with multiple parking spaces. Leases will be on a Modified Gross Lease basis, with the landlord covering all expenses, excluding electricity and natural gas, which are separately metered throughout each unit.

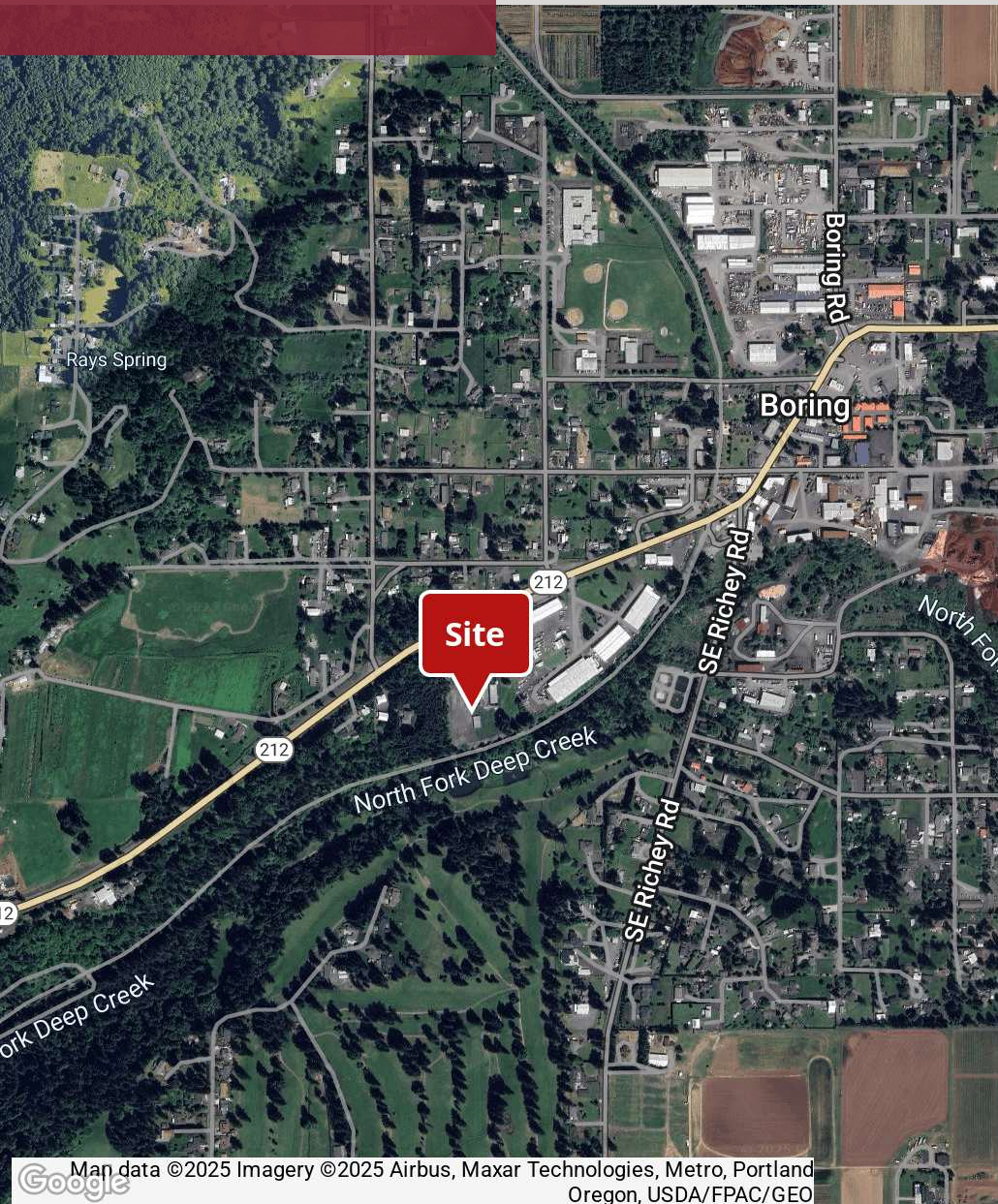


OFFERING SUMMARY

Sale Price:	\$3,700,000
Building:	+/- \$190/SF
Land:	+/- \$14.75/SF
Lease Rate:	\$1.15 - 1.35 SF/month (MG)
1,600 SF	\$1.35/SF (MG)
3,200 SF	\$1.25/SF (MG)
4,800 SF or more	\$1.15/SF (MG)
Yard Space:	\$.115/SF
Available SF:	1,600 - 14,400 SF
Lot Size:	150,362 SF
Building Size:	14,400 SF



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LOCATION DESCRIPTION

The property is conveniently located right off Highway 212 in Clackamas County. It has exposure to the highway, is less than 15 minutes from the Clackamas submarket, and less than 20 minutes from Interstate 205 & Highway 224.

PROPERTY HIGHLIGHTS

- Zoning: Rural Industrial (RI)
- Clear-span metal buildings
- 1.5 Acres of yard space. Fully graveled, fenced, and lit. **The site has a fresh layer of gravel as of March 2025, not shown in photos.**
- 8 Units available, giving tenants the option to occupy one or multiple spaces
- All units have separately metered electrical and natural gas
- Natural Gas Heaters
- Bathroom in each unit
- Paved parking lot

LOCATION

DISTANCE

TIME

Clackamas	8.4 mi	15 min
I-205	10.3 mi	20 min
Portland	15.5 mi	30 min

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AVAILABLE SPACES

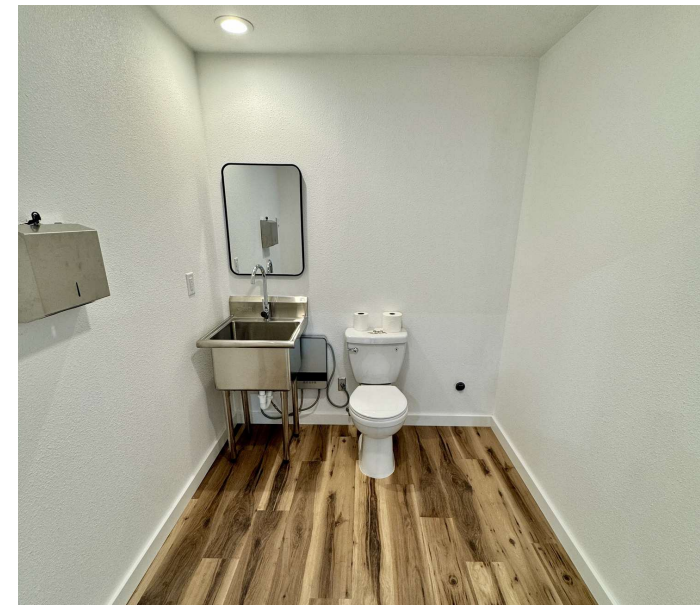
SUITE	SIZE (SF)	LOADING
■ 1A - 27530 SE Highway 212	1,600 SF	1 Grade Door
■ 1B - 27546 SE Highway 212	1,600 SF	1 Grade Door
■ 1C - 27550 SE Highway 212	1,600 SF	1 Grade Door
■ 2A - 27530 SE Highway 212	3,200 SF	2 Grade Doors
■ 2B - 27534 SE Highway 212	1,600 SF	1 Grade Door
■ 3A - 27526 SE Highway 212	1,600 SF	1 Grade Door
■ 3B - 27522 SE Highway 212	1,600 SF	1 Grade Door
■ 3C - 27518 SE Highway 212	1,600 SF	1 Grade Door



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