

12209-12249 SE Highway 212

CLACKAMAS, OR 97015

SE Knez Way

SE 125th Ct

212

224

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FOR LEASE

**MACADAM
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COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

12209-12249 SE Highway 212, Clackamas, OR 97015

PROPERTY DESCRIPTION

2.87 acre site offering rare combination of fenced outdoor storage yard, shop and office. High exposure to the intersection of Highway 212 & Highway 224. The site consists of five total tax lots, electrical service, water and sewer. Site is equipped with an industrial scale sewer/wastewater discharge facility.

PROPERTY HIGHLIGHTS

- Three buildings totaling +/- 7,500 SF
- Five individual tax lots
- Fenced and graveled site
- Sewer discharge facility on site
- Four electrical meters
- Four water meters

OFFERING SUMMARY

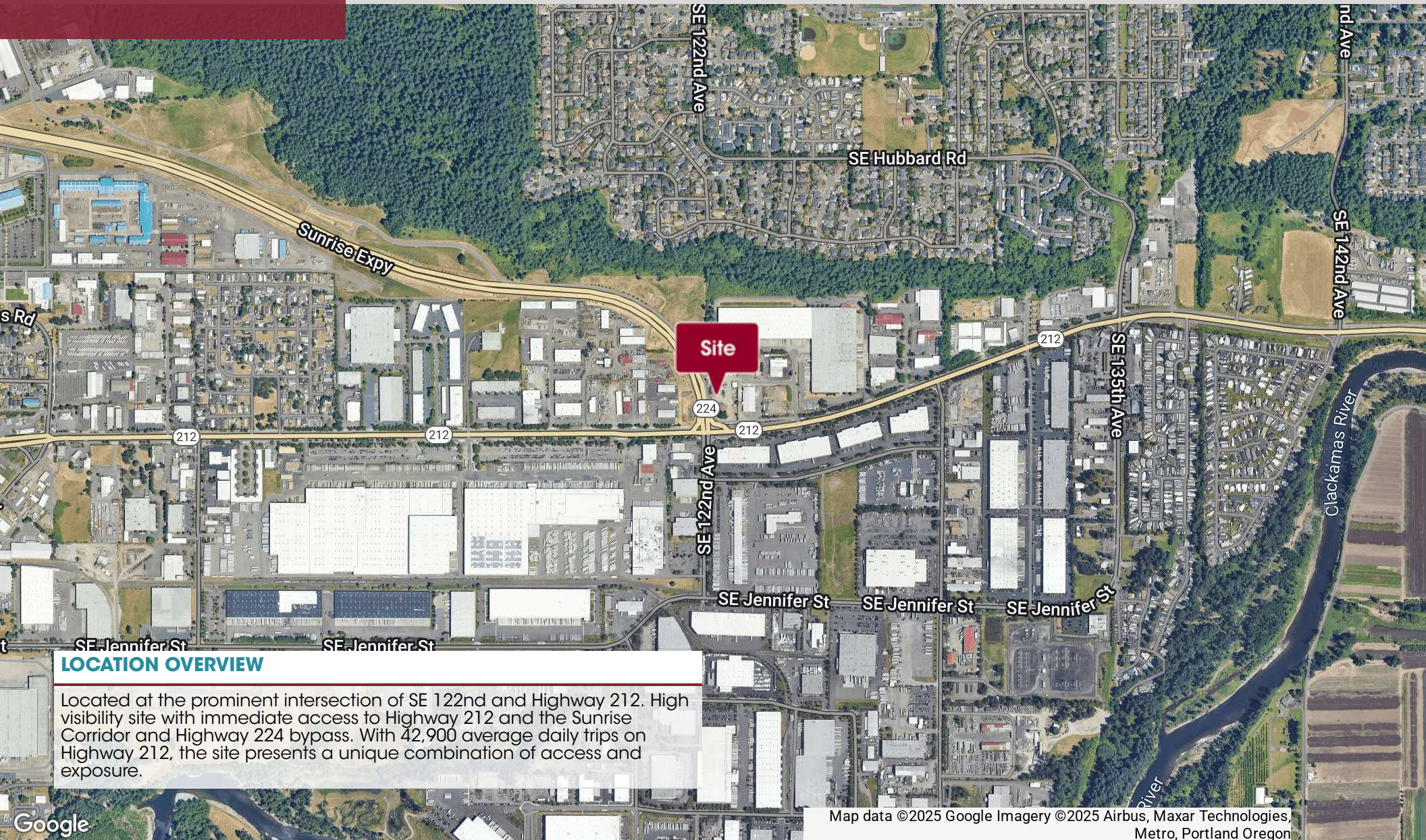
Lease Rate:	\$23,000.00 per month (NNN)
Lot Size:	2.87 Acres
Total Building Size:	+/- 7,500 SF
Red Shop:	+/- 1,600 SF
White Shop:	+/- 3,500 SF
Office:	+/- 2,400 SF
Traffic Count:	42,900 ADT
Zoning:	LI Clackamas County
Property Taxes (2024-2025):	\$17,152.56



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LOCATION OVERVIEW

Located at the prominent intersection of SE 122nd and Highway 212. High visibility site with immediate access to Highway 212 and the Sunrise Corridor and Highway 224 bypass. With 42,900 average daily trips on Highway 212, the site presents a unique combination of access and exposure.

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