

FOR LEASE

FOSTER 205 | 11435 SE FOSTER ROAD
24,242 SQUARE FEET AVAILABLE



Building Highlights

- ◆ 24,242 s.f. shell
- ◆ 1,457 s.f. office
- ◆ 24' clear height
- ◆ ESFR
- ◆ 140'-160' building depth
- ◆ 40' x 50' column spacing
- ◆ 4 dock-high doors
- ◆ 2 grade-level doors
- ◆ .94/1,000 parking
- ◆ 1 mile to I-205
- ◆ Part of a Class A industrial project totaling 274,029 s.f.

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LEASE RATES**

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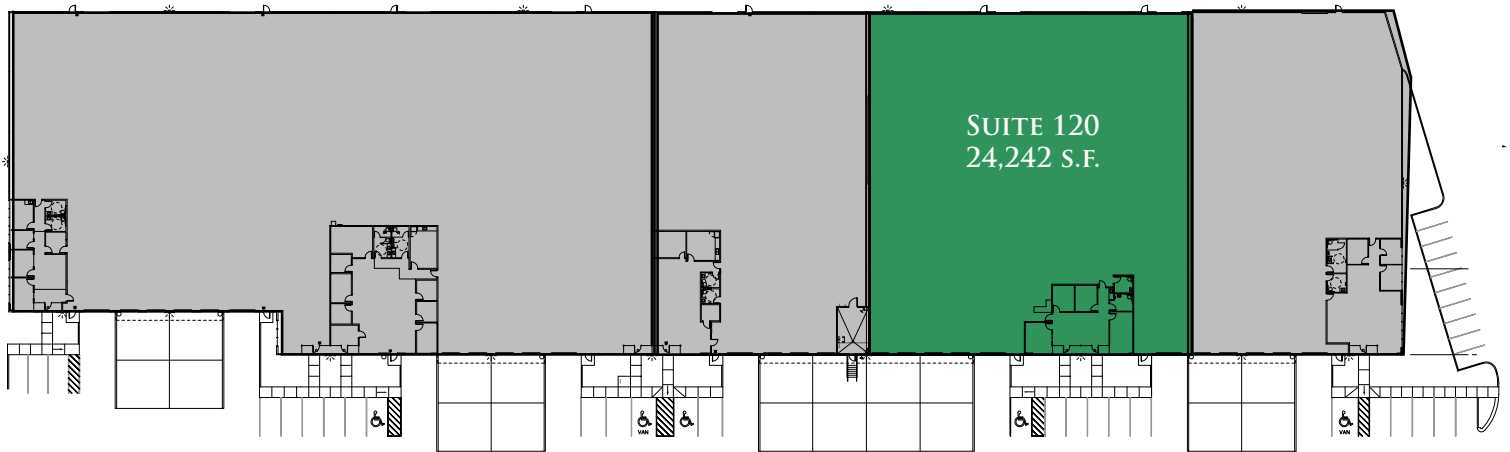
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Property Summary

Foster 205 Commerce Center is a 100% leased, 274,029 square foot, Class A industrial project located in the city of Portland, Multnomah County, Oregon. The project provides 24'-26' clearance at the first column, an ESFR ready sprinkler system, generous truck courts, 41 dock-high positions and 27 grade-level doors.

The 19.69 acre site features a separate truck court for each building, drive-around capability, grade loading on the backside of each building and an above market industrial parking ratio of 0.94 per 1,000 square feet. Additionally, the site lies along the Springwater Corridor, a 21 mile paved, multi-purpose trail that is both a recreational amenity and commute option for tenants.

Foster 205 Commerce Center is prominently located on SE Foster Road. The property lies one mile east of Interstate 205 and four miles south east of Interstate 84. The project is located at the confluence of three of the area's significant industrial submarkets, Clackamas/Milwaukie, Eastside and NE Columbia Corridor. Relative to competitive properties, Foster 205 Commerce Center offers lower levels of traffic congestion and superior access to a large, skilled labor force.



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