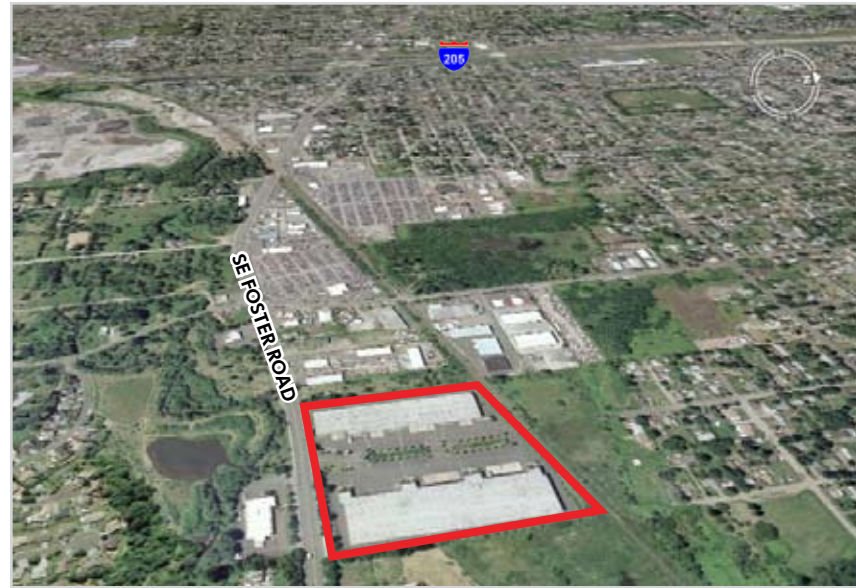


# FOSTER/205 COMMERCE CENTER

11411 - 11601 SE FOSTER ROAD | PORTLAND, OR



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**CBRE**  
CB RICHARD ELLIS

# FOSTER/205 COMMERCE CENTER

11411 - 11601 SE FOSTER ROAD | PORTLAND, OR

## INDUSTRIAL SPACE

## FOR LEASE



visit the property website at: [www.cbre.com/foster205](http://www.cbre.com/foster205)

### FEATURES:

- Located 1 Mile East of I-205
- Strategically situated between Clackamas and Airport Way submarkets without the congestion
- 16.16 Acre site provides generous truck maneuvering and parking
- Newer construction (1999)
- Significant frontage on SE Foster Road, a four lane arterial with center turn lane
- Convenient to strong local labor pool

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# FOSTER/205 COMMERCE CENTER

11411 - 11601 SE FOSTER ROAD | PORTLAND, OR

## GENERAL PROJECT SPECIFICATIONS:

- ESFR Sprinkler ready
- 6" Reinforced Concrete Floors
- Freeze Protection Gas Fired Heaters
- IG2 Zoning
- Excellent loading/truck courts



## SPACE AVAILABILITIES OPTIONS\*:

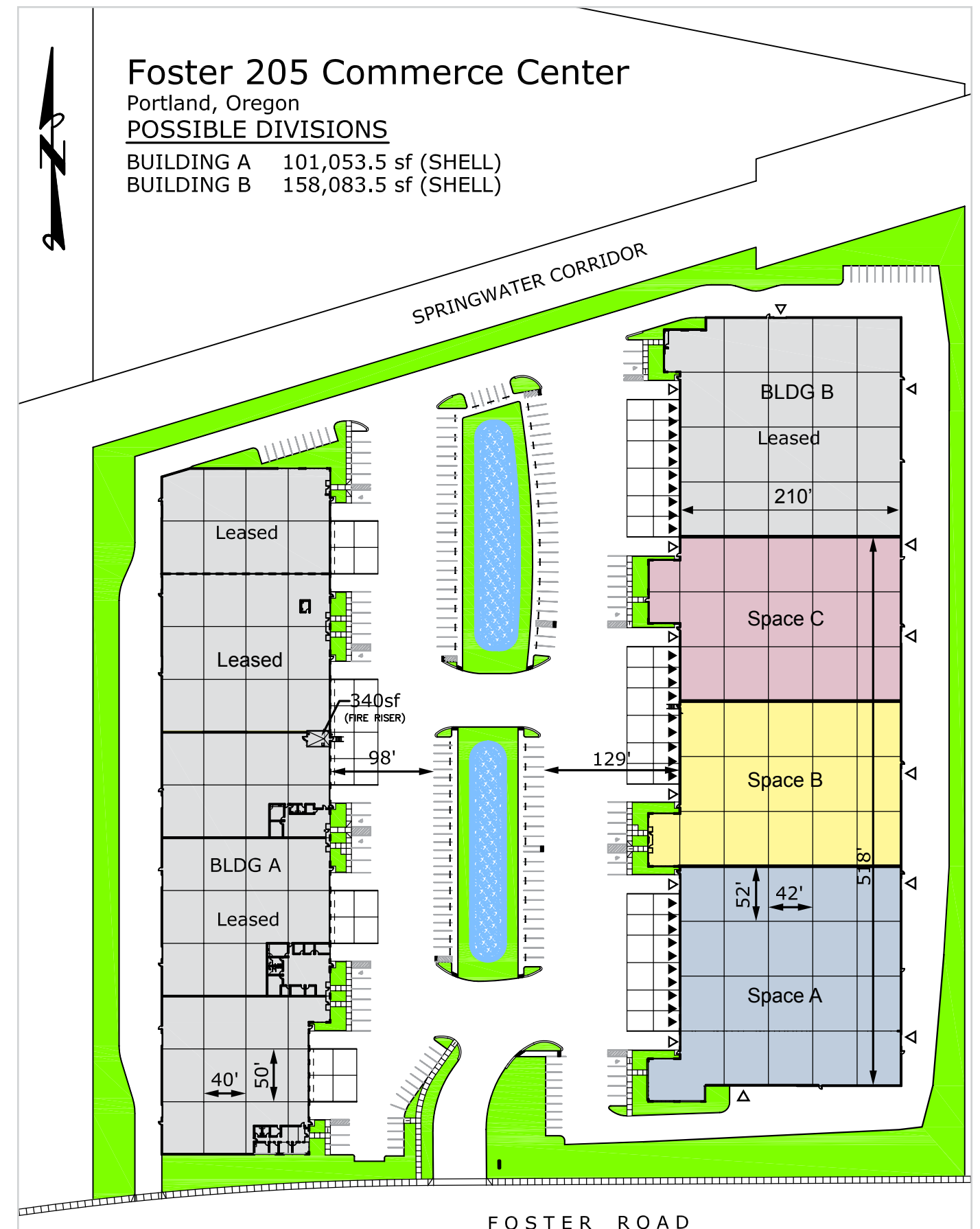
- 126,615 SF\*\* (210' x 518') All spaces
- 92,055 SF\*\* (210' x 364') Spaces A & B
- 68,820 SF (210' x 312') Spaces B & C
- 57,795 SF\*\* (210' x 208') Space A
- 34,560 SF (210' x 156') Space C
- 34,260 SF (210' x 156') Space B

\* Other sizes/configurations also available

\*\* Includes 12,517 SF 2nd floor office/production area

## SPECIFIC BUILDING FEATURES:

BUILDING	B
MAX AVAILABLE	126,615
MIN SIZE	34,260
OFFICE	17,000
DOCK HIGH DOORS	19
GRADE LEVEL	11
CLEAR HEIGHT	26'
COLUMN SPACING	52' X 42'
PARKING	0.89/1,000 SF
POWER (3 PHASE)	±2,000 AMP / 480 V
<b>NNN LEASE RATE (SHELL/OFFICE PER MONTH)</b>	<b>Call for new competitive rates</b>



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