

224 Logistics Park

6433 SE Lake Road, Milwaukie, OR 97222



Colliers

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**77,625 + 54,947 SF
FOR LEASE**



Additional features

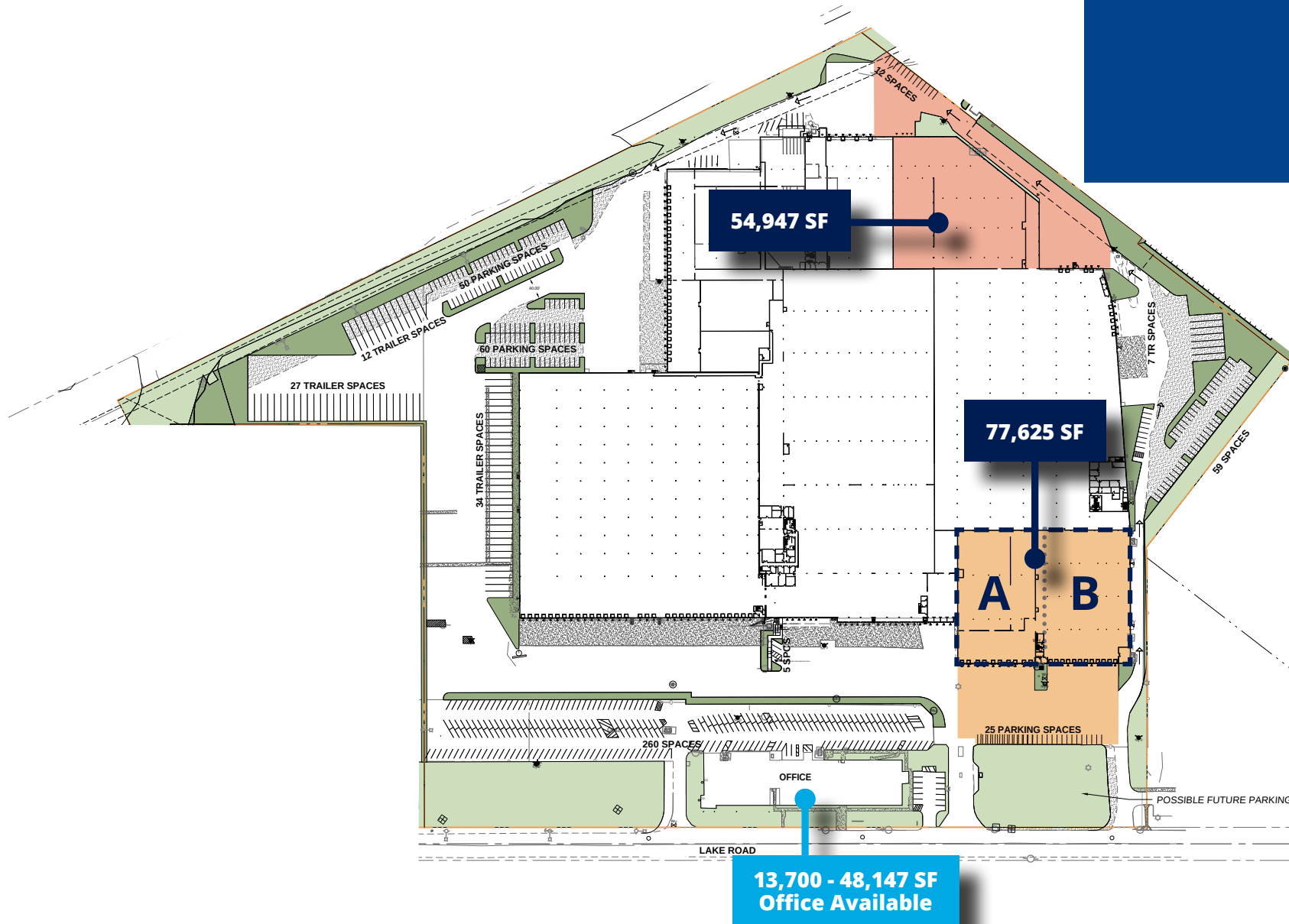
- Centered in Portland's premier food and beverage district
- General industrial zoning provides for a variety of uses
- Located in an 1,012,428 SF quality industrial campus
- Excellent access to Interstate 205, Highway 212 and Highway 224
- Well-maintained building, professionally managed
- Business and tax-friendly county
- Fenced and secured with a guard stand at main entry
- Immediate access to employee support services, retail, and a robust workforce pool
- Located in an Enterprise Zone

Premises Highlights

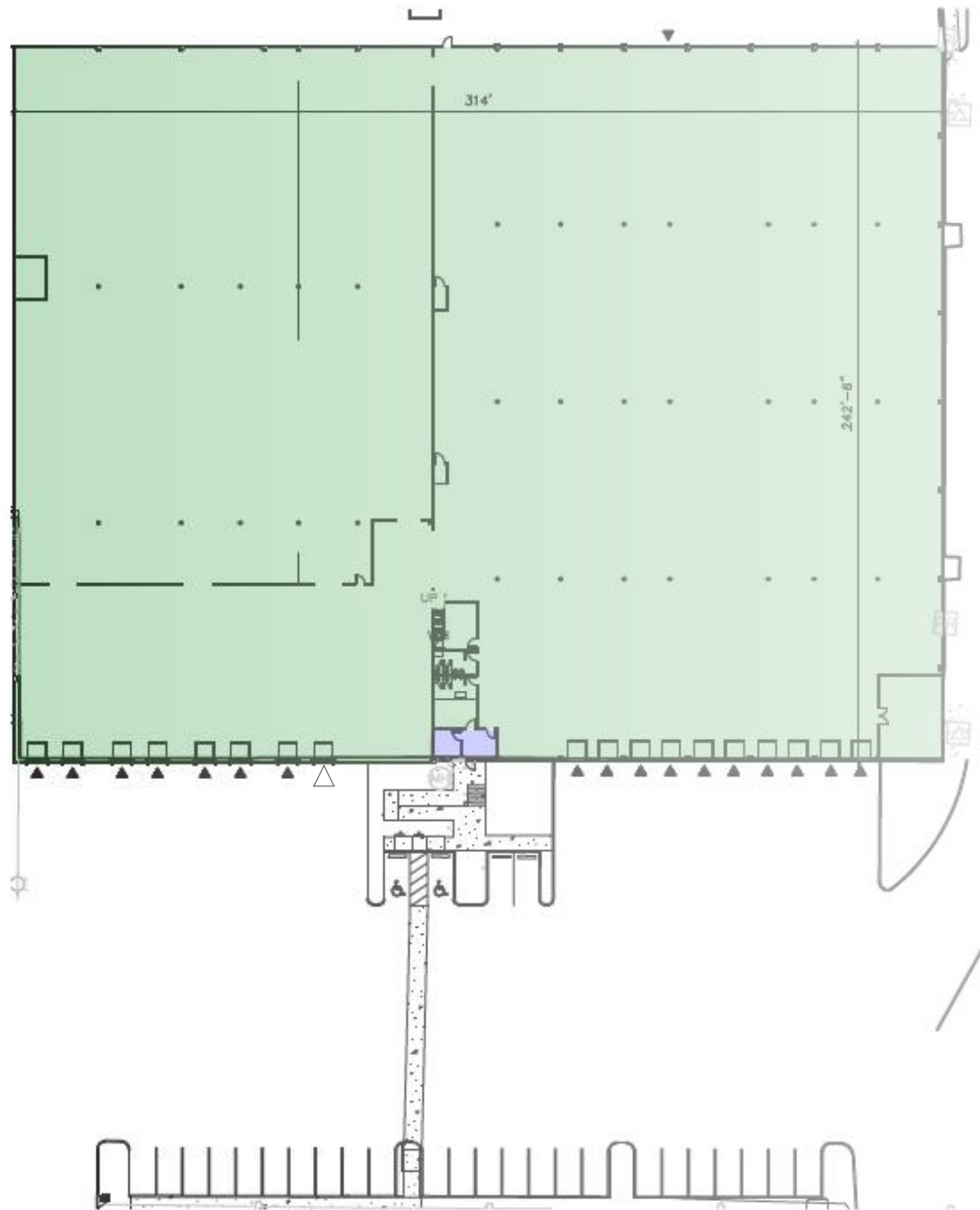
- 77,625 SF of available space available inclusive of 1,594 SF of two-story office and 1,594 SF canopy
 - › 22 dock-high doors (9' x 10')
 - › Clear height: ±15'-18' (Space A), ±20'-28' (Space B)
 - › 600a 120/208v power, spread across 3 – 200a panels
- 54,947 SF of available space with small office
 - › 4 dock-high and one grade door
 - › Clear height: ±17'-28'
 - › Motion-sensing LED lighting
- Renovated in 2016, improvements included new roofing, dock doors, and added structural upgrades
- Adjacent 48,147 SF office building for lease or sale



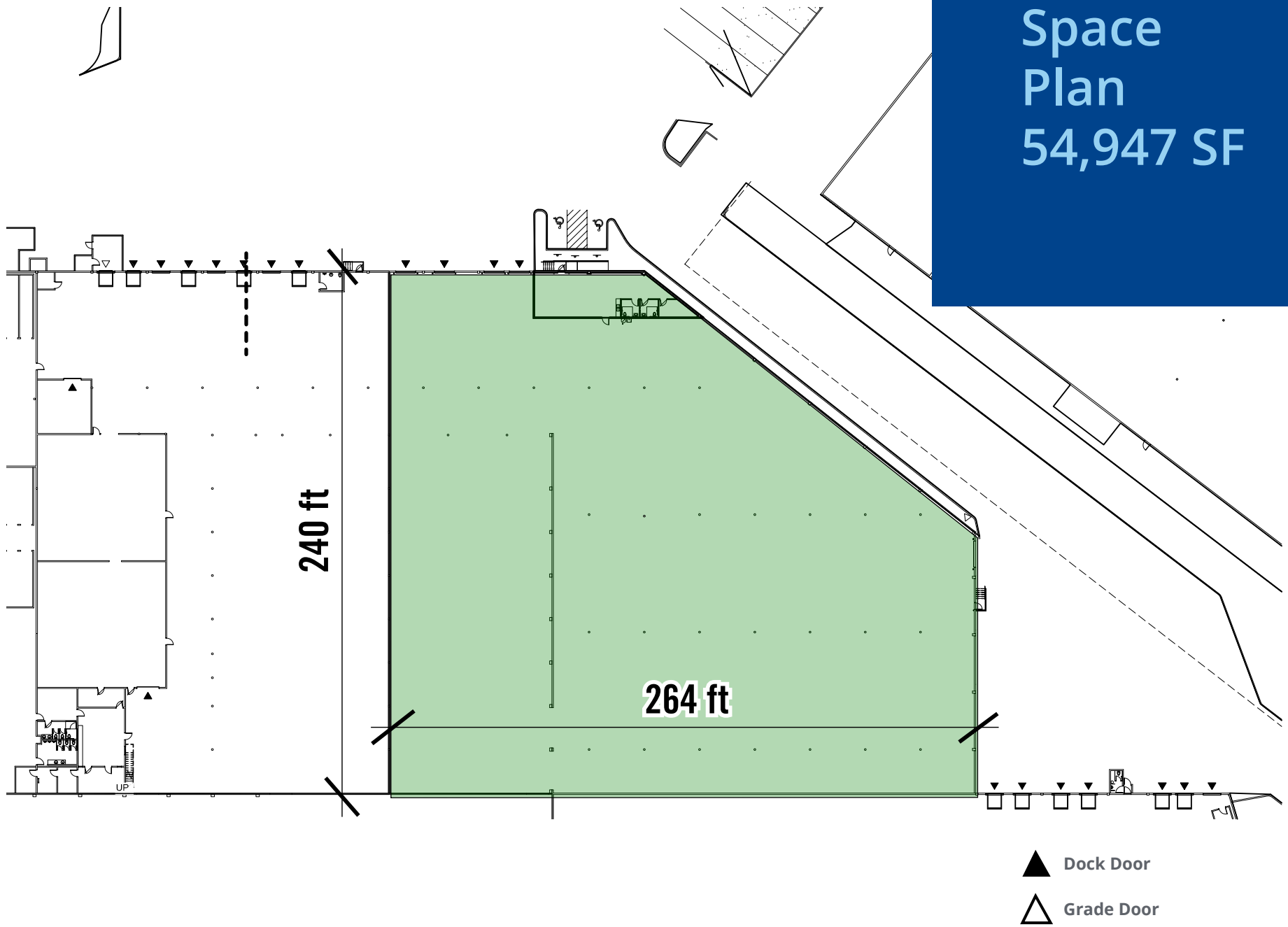
Building Plan



Space Plan 77,625 SF



Space Plan 54,947 SF



Clackamas Submarket

The Clackamas submarket is one of the most coveted submarkets in the Portland MSA and acts as the core food and beverage district. Logistics, distribution, and manufacturing companies are drawn to the area due to its immediate access to both the Interstate 205 and the region's major connecting thoroughfares. With a tax and business friendly local government, Clackamas has attracted some of the largest household names as tenants including Kroger Logistics, Dave's Killer Bread, and Bunzl. These companies have taken advantage of Clackamas's robust educated and skilled labor force and plentiful business and employee support services.

Contact brokers for further information



Building Interior





Tax Comparison

Clackamas County provides a favorable tax structure for businesses with no county-level or business income taxes; and features lower property tax rates and lower fees for development and construction. Business owners pay a combined 4.6% local business income tax, just for operating in Portland.

CLACKAMAS COUNTY	
Effective Tax Rate (Property)	0.92%
Metro Supporting Housing Services Tax	No
Preschool For All Tax	No
Business Income Tax	No
Portland Business License Tax (within City of Portland)	No
City-Specific Portland Surcharges (Clean Energy Tax, Construction Excise Tax, ect.)	No

MULTNOMAH COUNTY	
Effective Tax Rate (Property)	0.99%
Metro Supporting Housing Services Tax	Yes
Preschool For All Tax	Yes
Business Income Tax	Yes
Portland Business License Tax (within City of Portland)	Yes
City-Specific Portland Surcharges (Clean Energy Tax, Construction Excise Tax, ect.)	Yes



Corporate Neighbors





14.2 MILES
PDX INT'L AIRPORT



9.3 MILES
DOWNTOWN PORTLAND



19 MILES
PORT OF PORTLAND



153 MILES
TACOMA



8.4 MILES
INTERSTATE 5

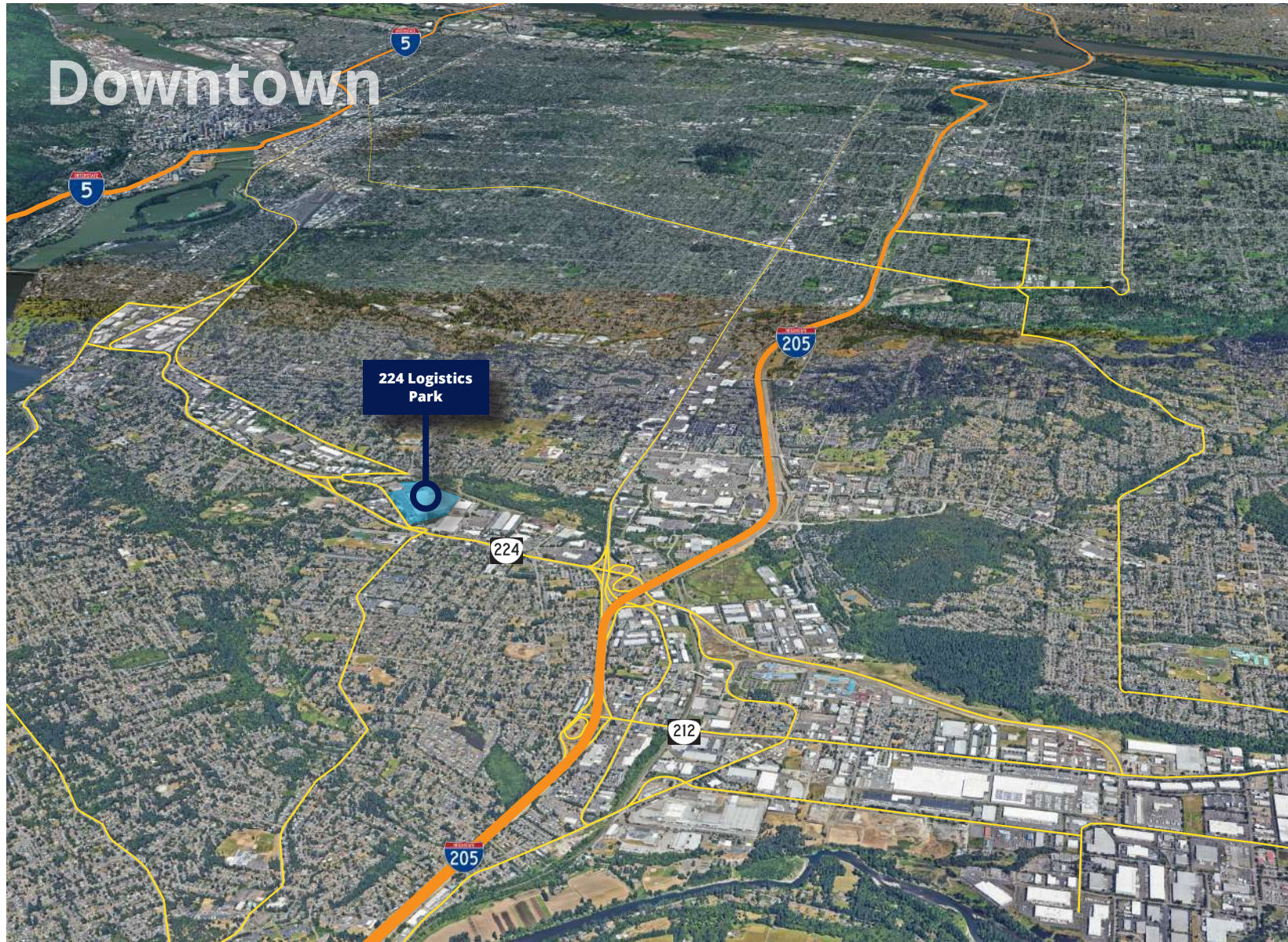


1.5 MILES
INTERSTATE 205



Portland MSA

Distances





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