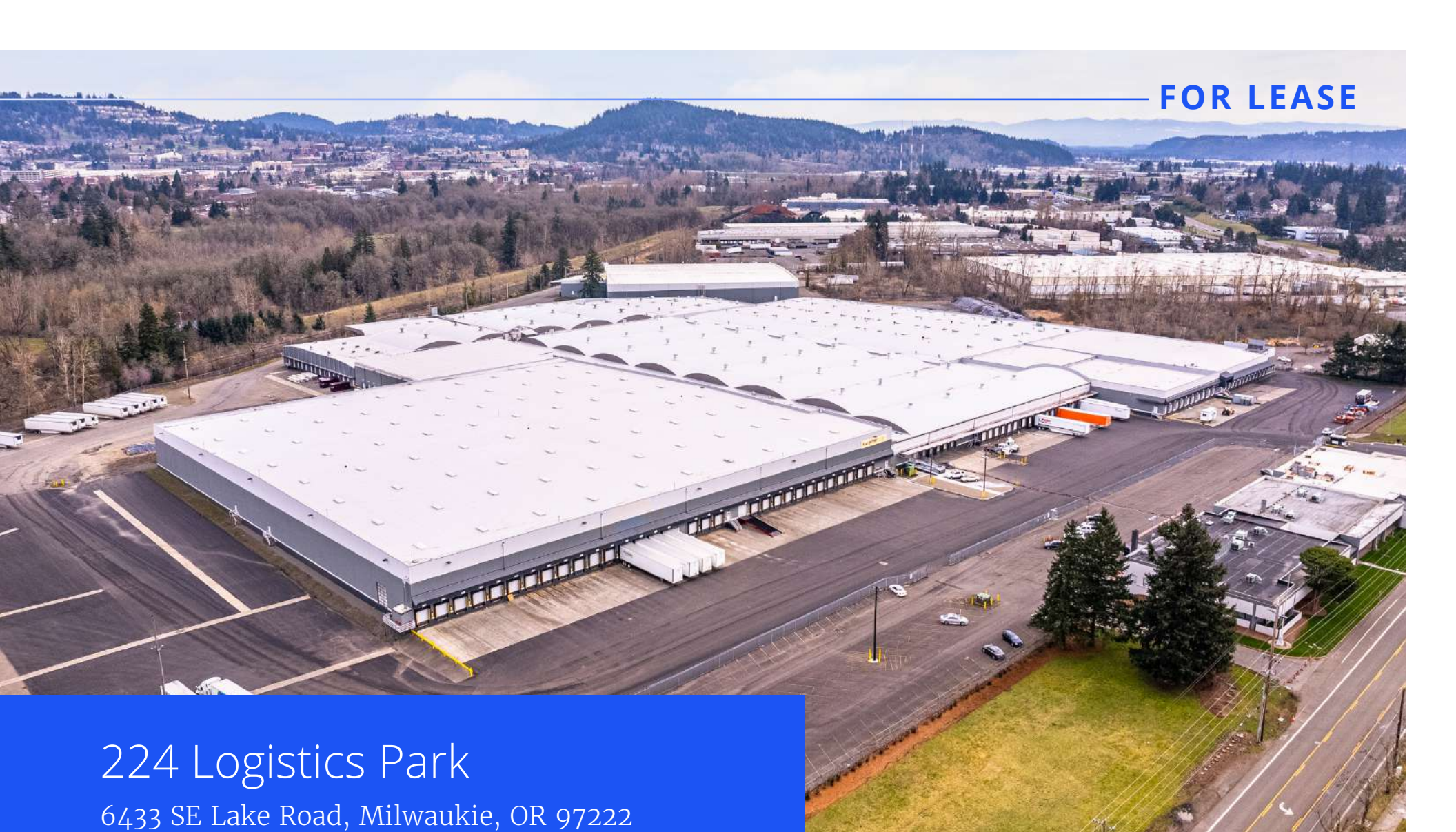




FOR LEASE

224 Logistics Park

6433 SE Lake Road, Milwaukie, OR 97222

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Colliers

Accelerating success.

Industrial Warehouse

6433 SE LAKE ROAD, MILWAUKIE, OR

Lease Opportunity | ±77,625 SF, 54,947 SF, with 160,338 SF coming to market soon

Centered in the Clackamas submarket just southeast of Portland and stretching from the Willamette River to the Damascus area.

FOR LEASE

CALL BROKERS FOR RATE

The Clackamas Submarket

The Clackamas submarket, positioned just southeast of Portland and bisected by Interstate 205, has established itself as one of the most sought-after industrial hubs in the metro area. With immediate freeway and rail access, it has become the core food and beverage district for the region and a magnet for logistics, distribution, and manufacturing companies such as Bob’s Red Mill and Kroger Logistics. This combination of prime location, connectivity, and established industry leaders continues to attract businesses and skilled workers to Clackamas within the Portland industrial market.

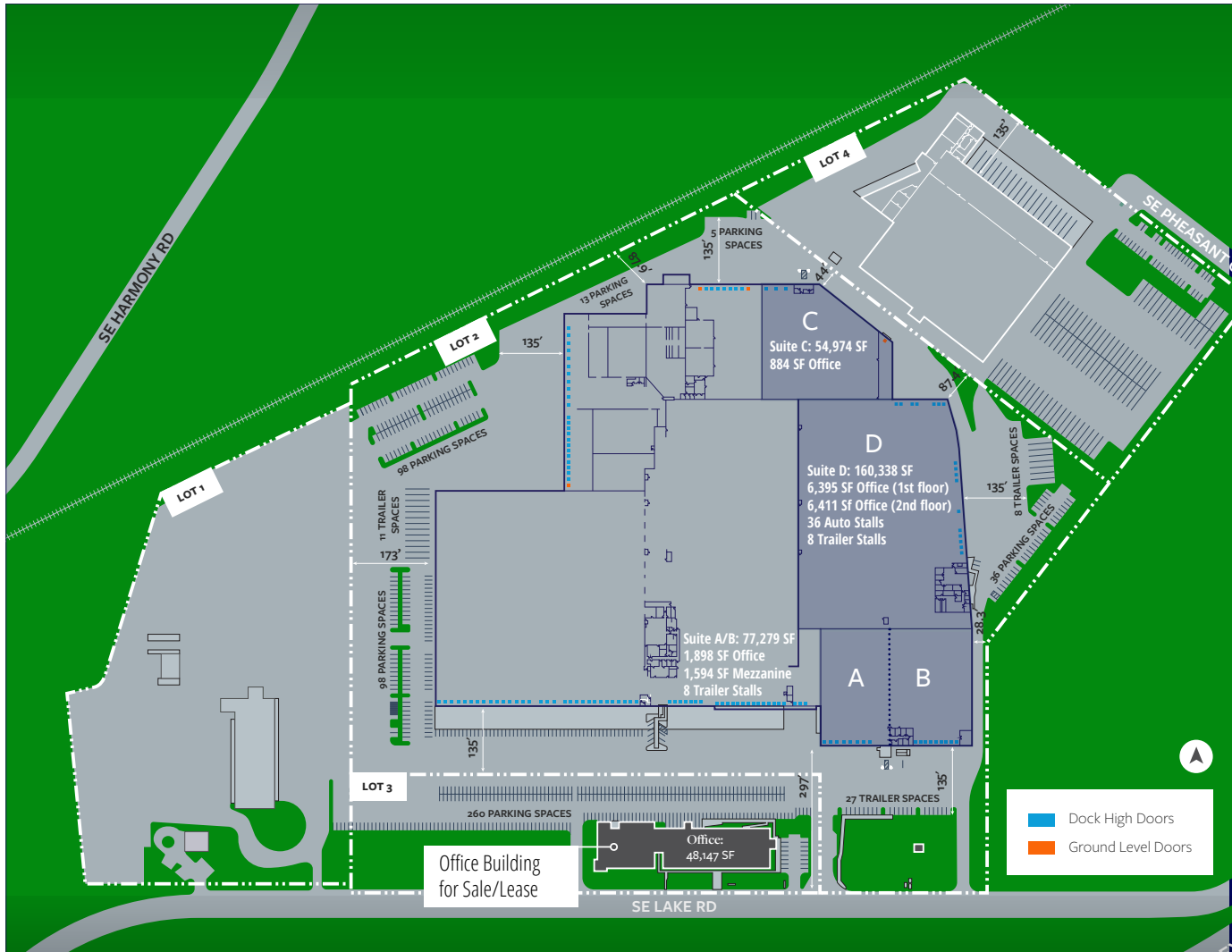
Suite A/B

Available SF	±77,625 SF
Warehouse SF	±75,727
Office SF	±1,898
Construction	Concrete tilt-up
Ceiling Height	±15'-18' (Space A), ±20'-28' (Space B)
Dock Doors	22
Power	1000+ amps, 480V, 3-phase power
Security	Guard-gated entrances; fenced and secured
Parking	Above standard trailer and auto parking (0.80/1,000 SF)
Other	Renovated in 2016, improvements included new roofing, dock doors, and added structural upgrades

Suite C

Available SF	±54,947 SF
Warehouse SF	±54,063
Office SF	±884
Ceiling Height	±17'-28'
Dock Doors	4
Grade Doors	1

Floor Plan

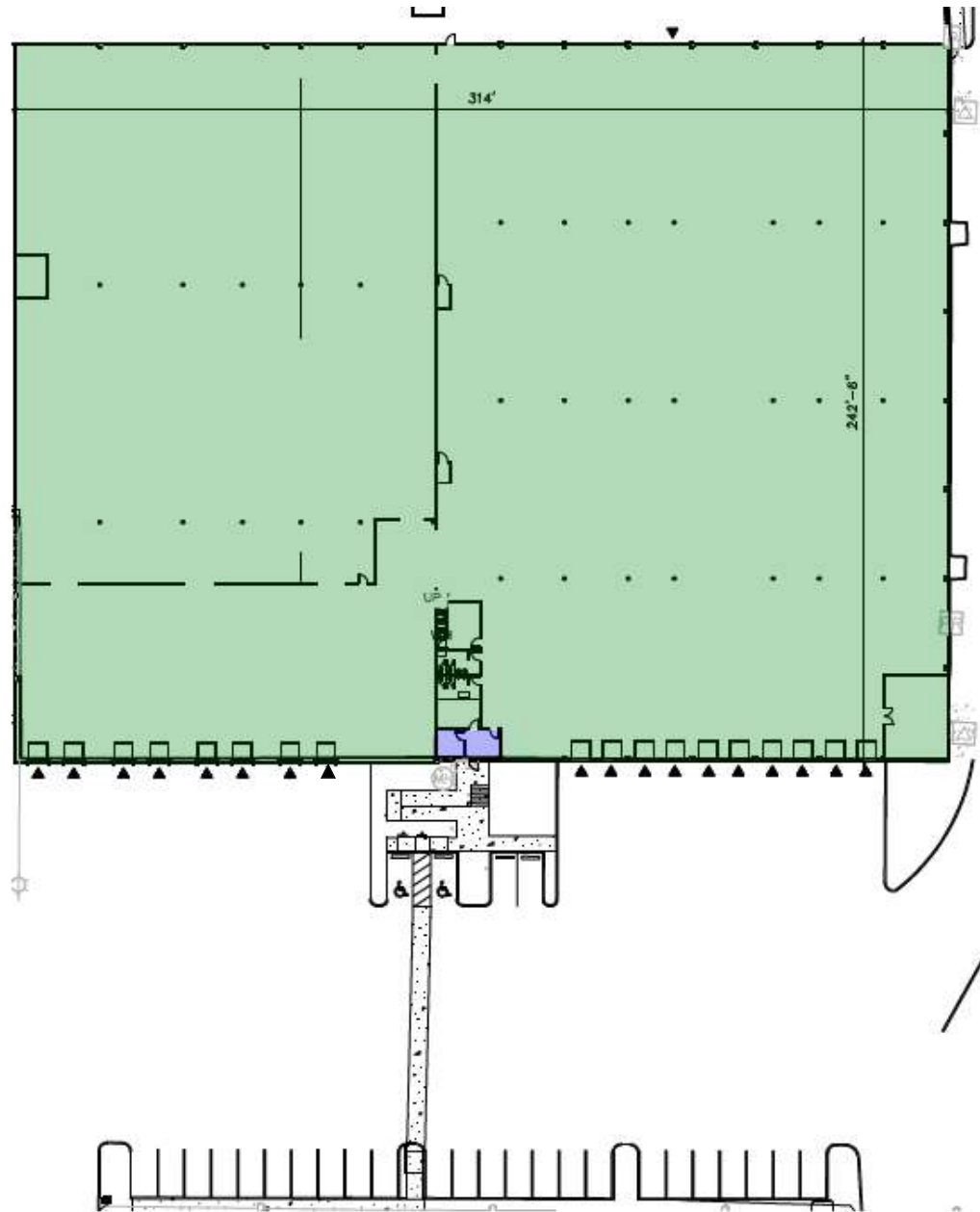


2024 Property Upgrades

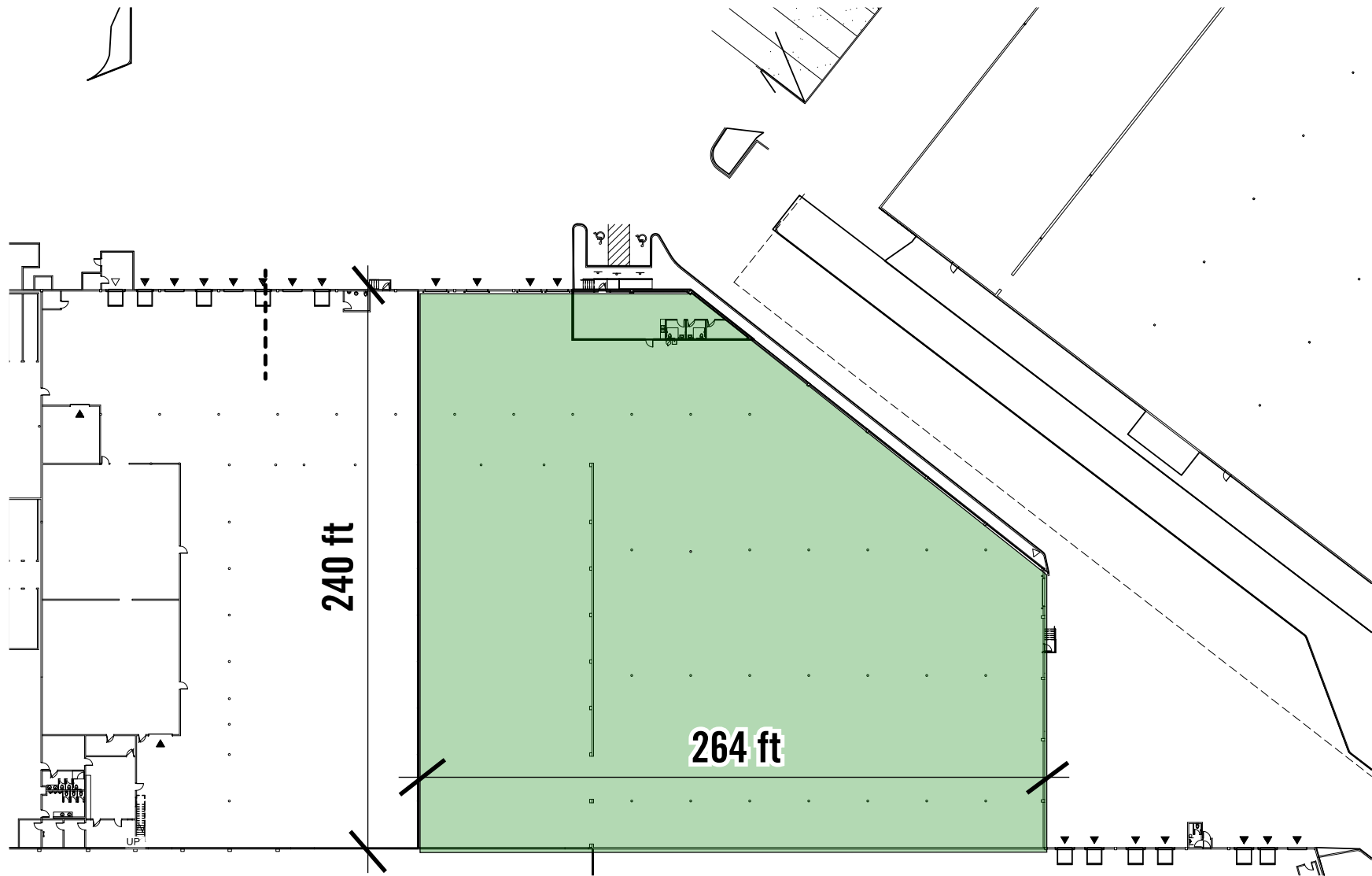
- Three suites accommodate a variety of tenant needs
- General industrial zoning
- Excellent access to I-205, Hwy 212 and Hwy 224
- Located in a quality 1M+ SF campus
- Business and tax friendly county
- Adjacent 48,147 SF office building for sale

±292,937
total square feet
available

Suite A/B Space Plan: 77,625 SF



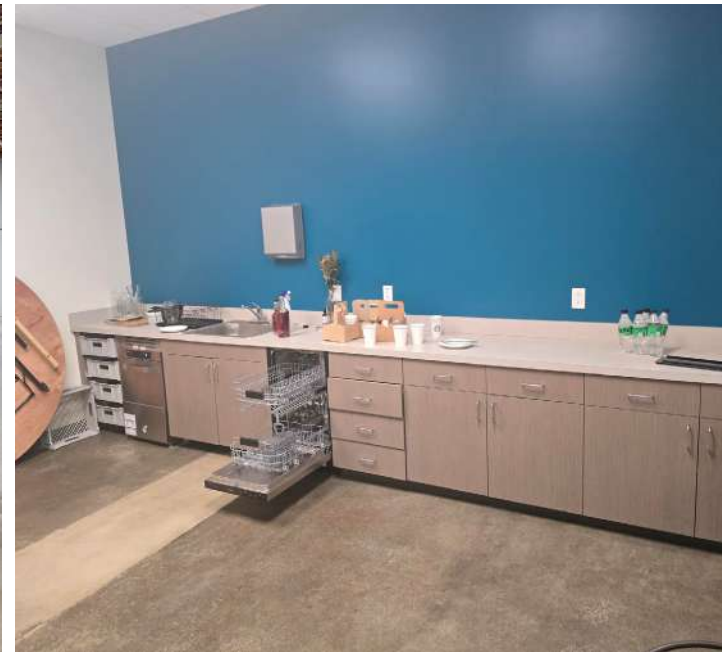
Suite C Space Plan: 54,947 SF



Building Photos



Interior Photos





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



Area Map



Driving Distances

Interstate 205 1.5 miles

Interstate 5 8.4 miles

Interstate 84 9 miles

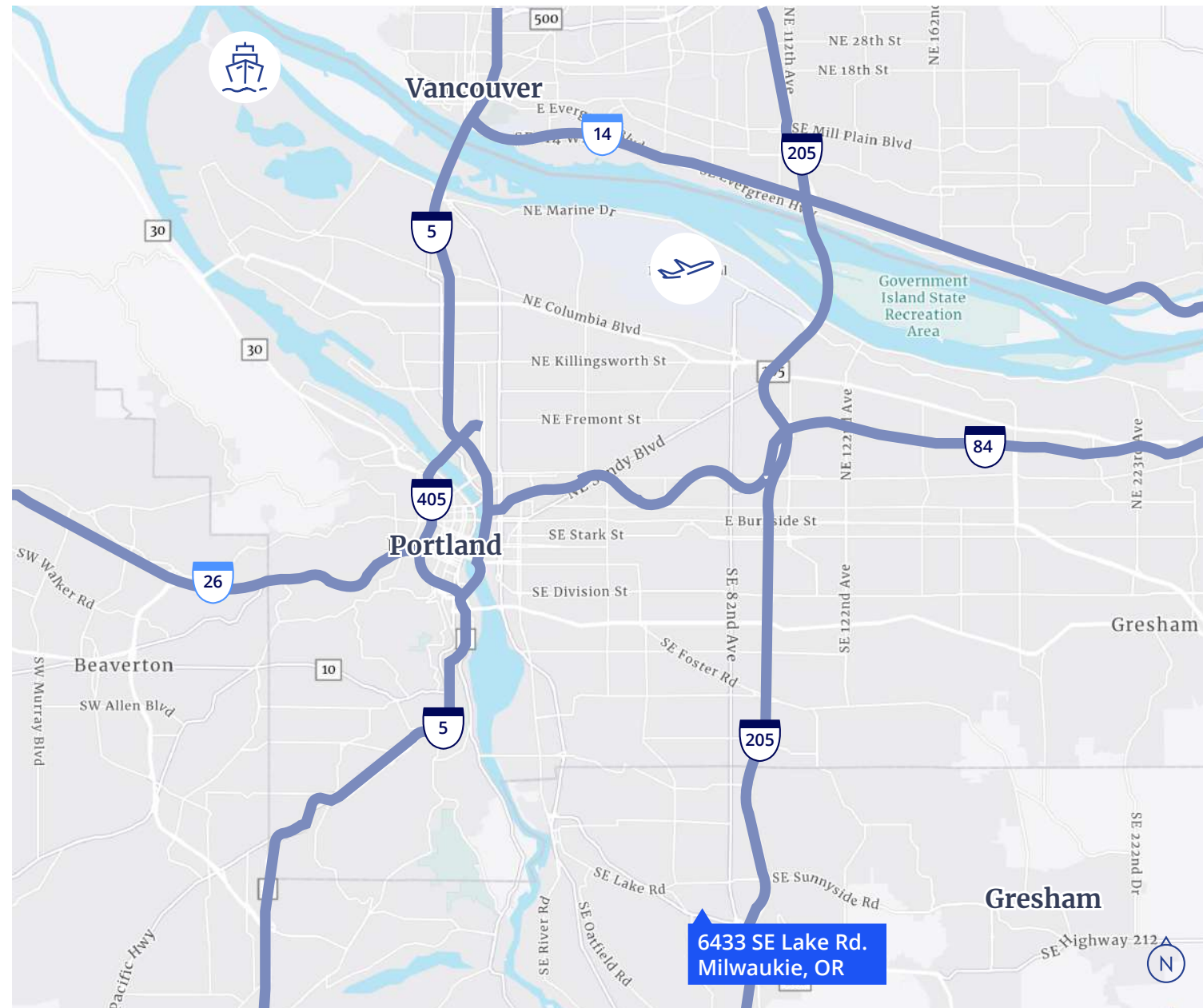
Downtown Portland 9.3 miles

Portland Int'l Airport 14.2 miles

Downtown Vancouver 15.8 miles

Port of Portland Terminal 6 19 miles

Tacoma 153 miles



For more information, contact:

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