

224 Logistics Park

6433 & 6425 SE Lake Road, Milwaukie, OR 97222

1$/PSF BROKER BONUS FOR LEASES SIGNED BEFORE OCTOBER 1, 2026

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Industrial Warehouse

6433 SE LAKE ROAD, MILWAUKIE, OR

Lease Opportunity | ±77,625 SF, 54,947 SF, and 160,338 SF spaces for a total of 292,910 SF available

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

Suite A/B

Suite A SF Suite B SF	±36,324 SF ±41,301 SF (77,625 SF Total)
Suite A Warehouse SF Suite B Warehouse SF	±36,324 SF ±39,403 SF
Suite A Office SF Suite B Office SF	BTS ±1,898
Construction	Concrete tilt-up
Suite A Ceiling Height Suite B Ceiling Height	±18' ±20'-28'
Suite A Doors Suite B Doors	7 Dock Doors/1 Grade Door 9 Dock Doors
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)
Building Upgrades	Renovated in 2016, improvements included new roofing, dock doors, and added structural upgrades

Suite C

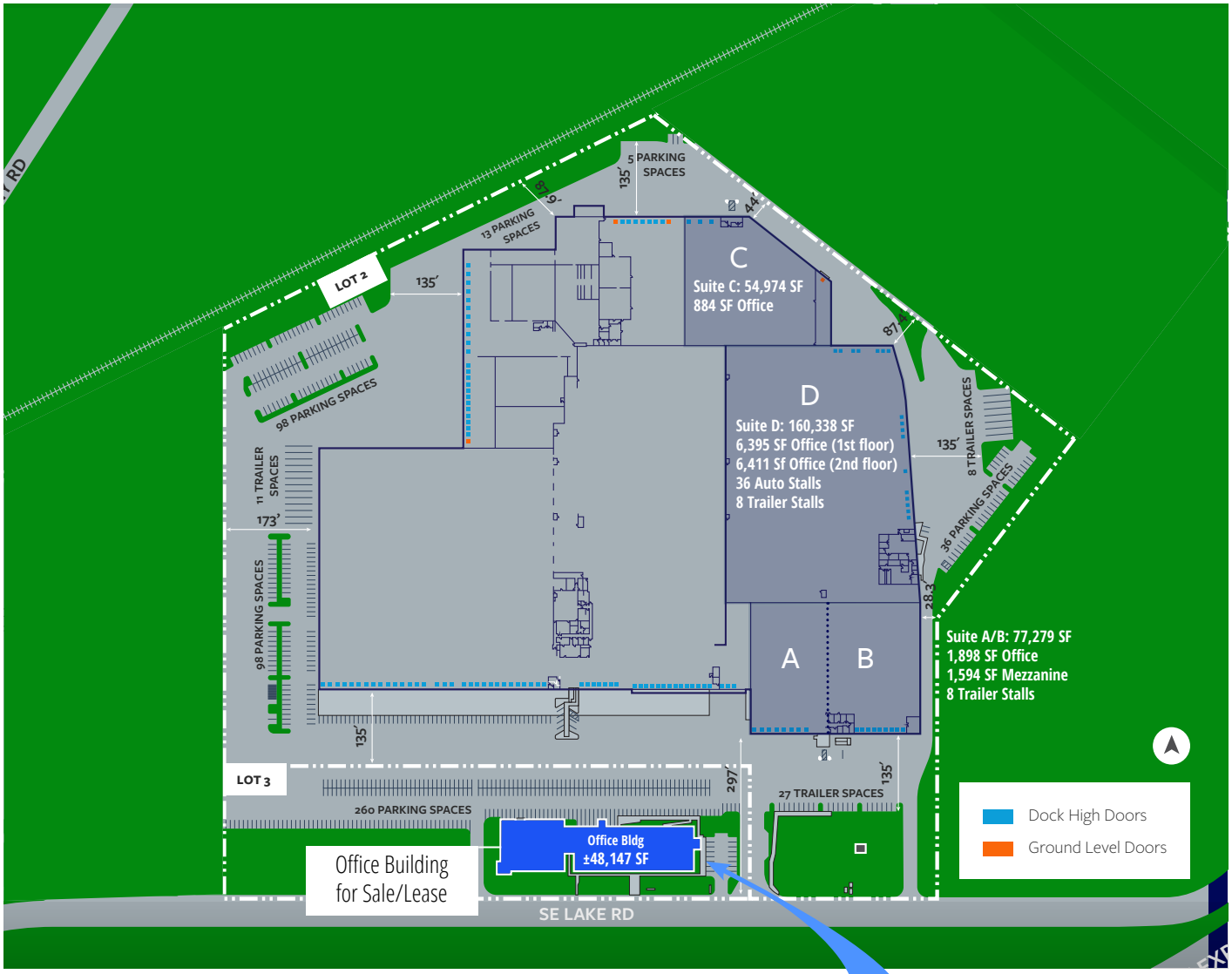
Available SF	±54,947 SF
Warehouse SF	±54,063
Office SF	±884
Ceiling Height	±17'-28'
Dock Doors	4
Grade Doors	1

Suite D

Available SF	±160,338 SF (divisible)
Warehouse SF	±153,943
Office SF	±6,395 SF 1st floor and 6,411 SF of 2nd floor office
Ceiling Height	±27'
Dock Doors	17
Trailer Stalls	8

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Building Plan



Ability to deliver ±5.00 Acres where the office building currently stands (Lot 3)

Property Upgrades 2022 to Now

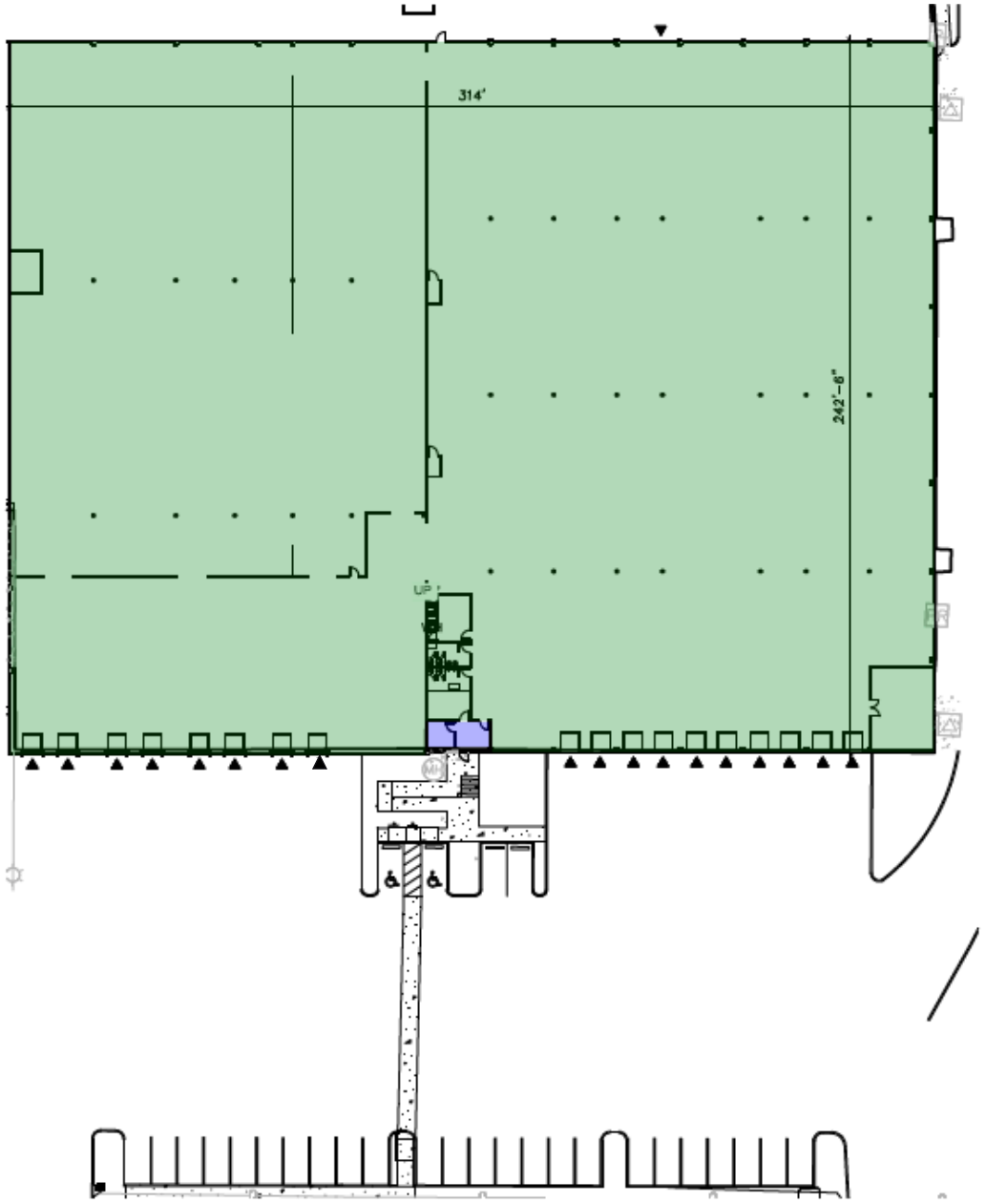
- Full roof replacement (60 mil TPO / 20 year NDL warranty)
- Seismic and structural upgrade of project such that all buildings have an SUL rating of 20% or better
- Added dock doors, completed ADA upgrades and new entries at multiple tenant spaces.
- New gas-fired unit heaters in multiple spaces for freeze-protection

±292,937

total square feet available

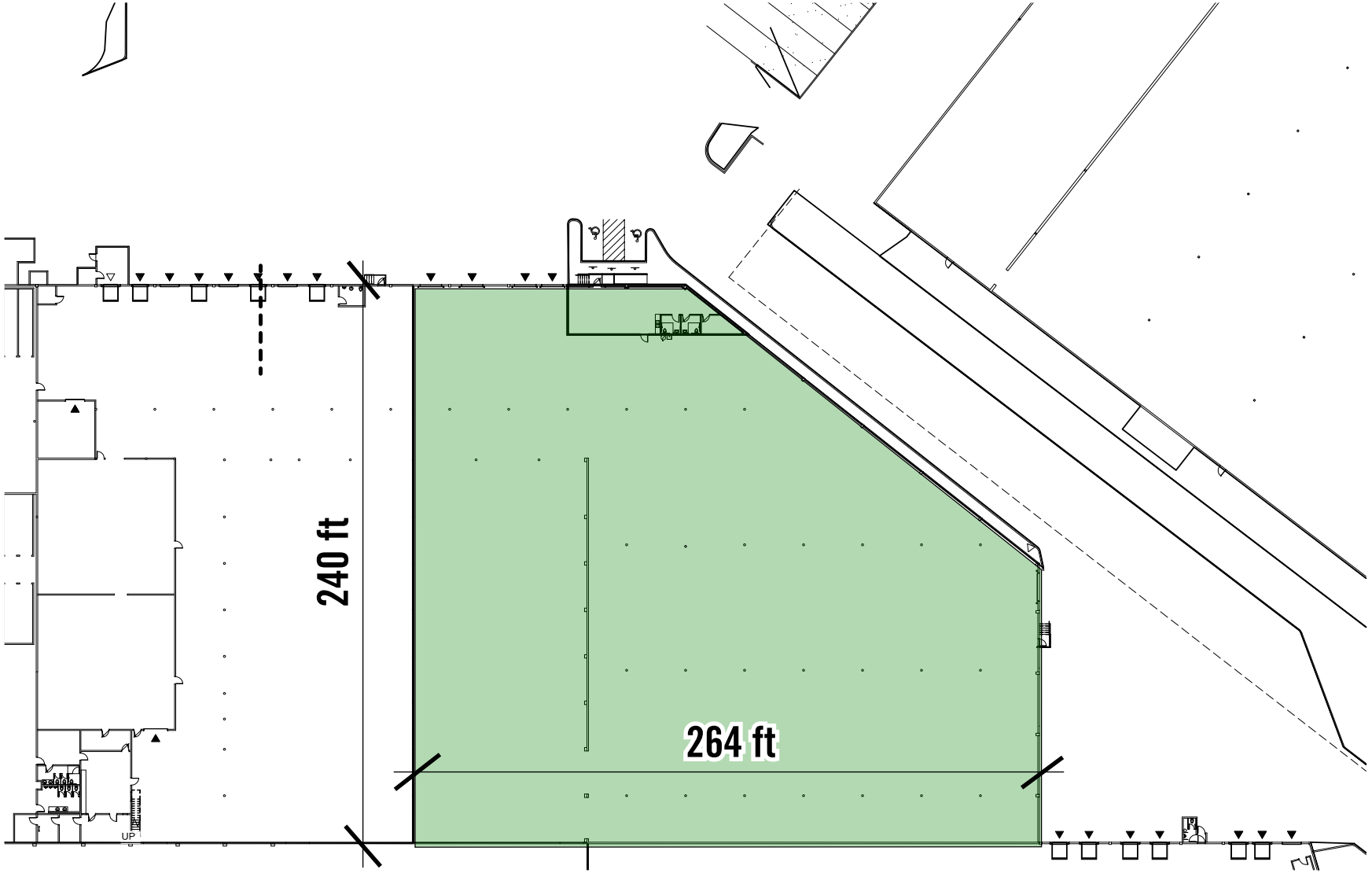
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Suite A/B Space Plan: 77,625 SF



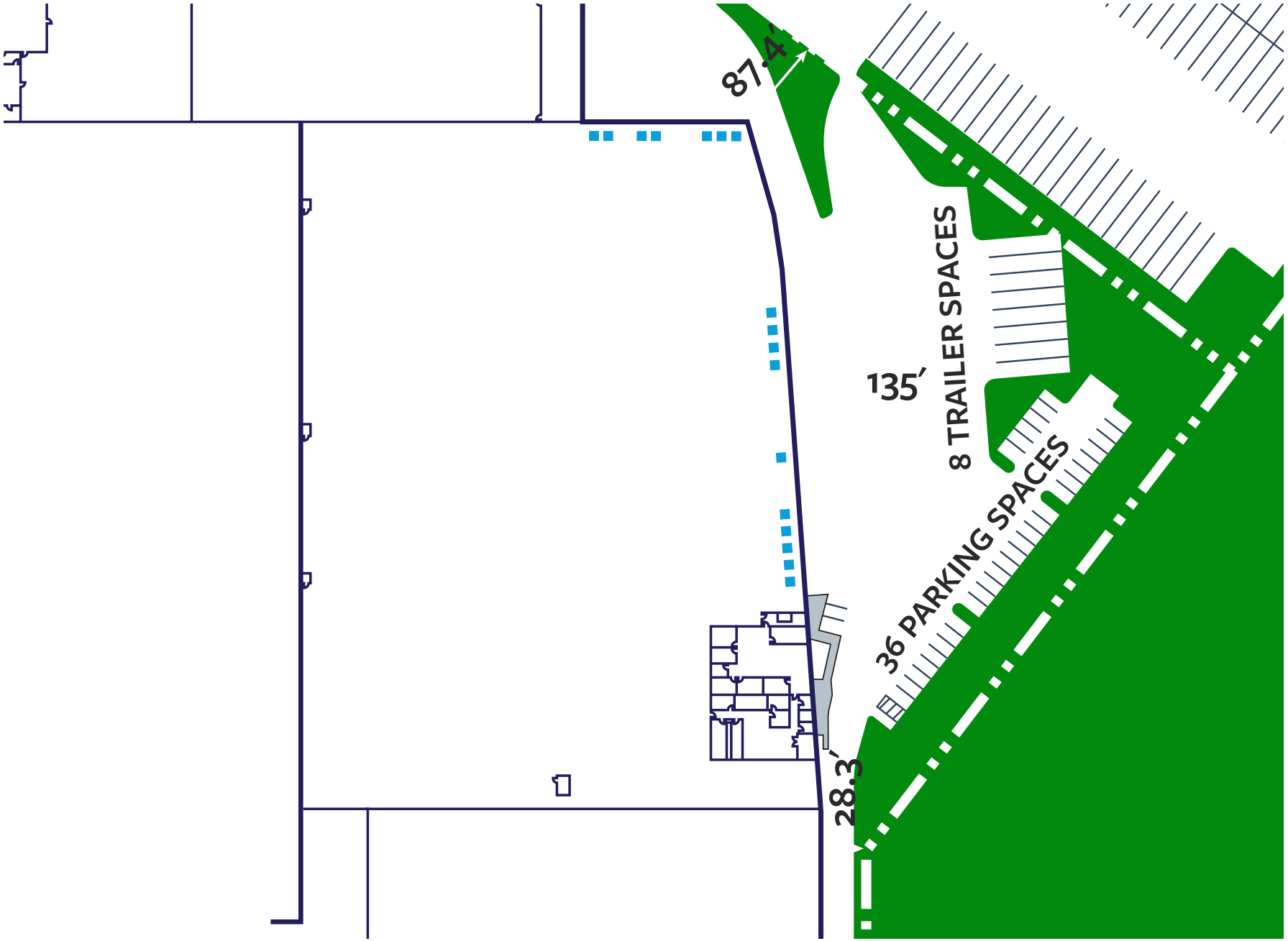
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Suite C Space Plan: 54,947 SF



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Suite D Space Plan: 160,338 SF



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Building Photos



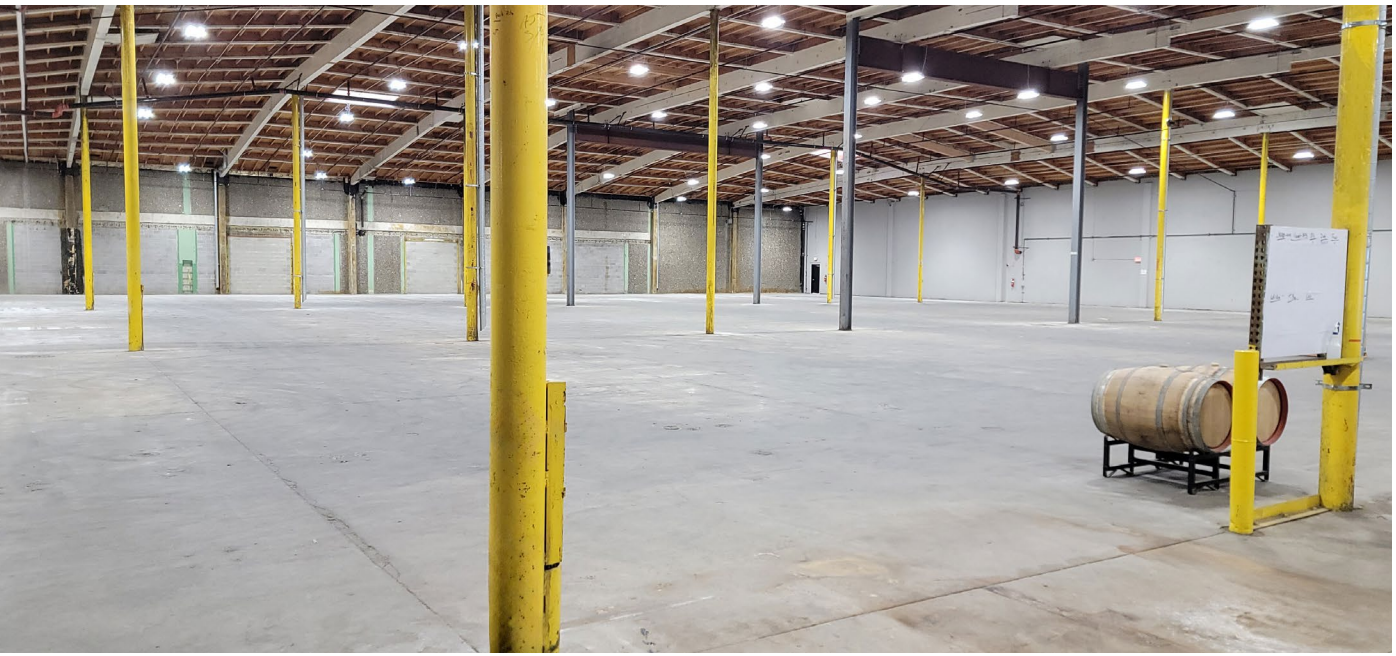




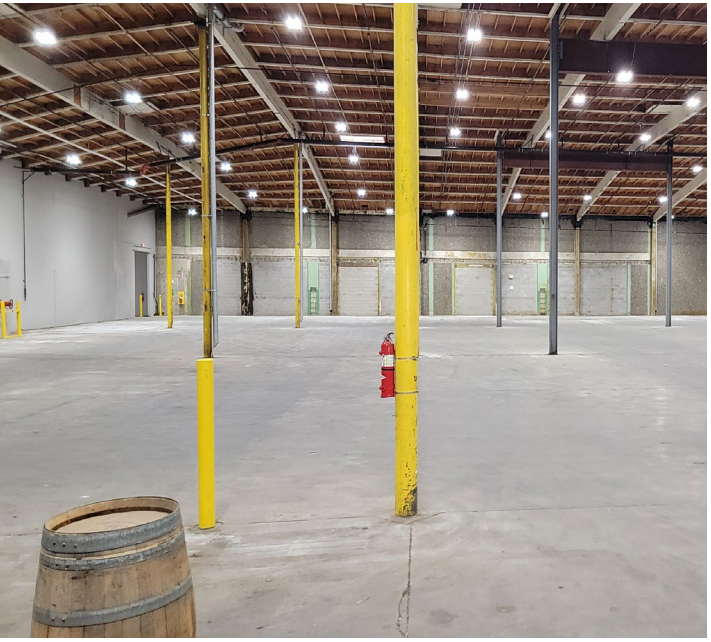


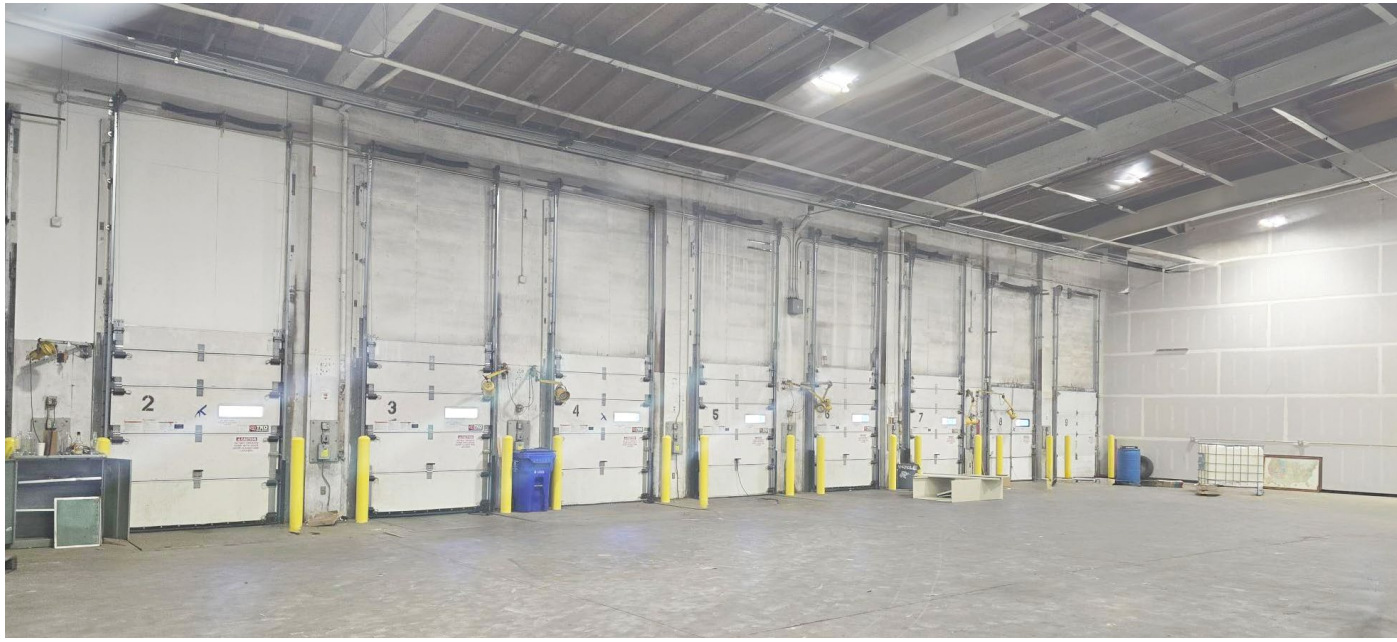
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Interior Photos









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Clackamas Office Building

6425 SE LAKE ROAD, MILWAUKIE, OR

Sale or Lease Opportunity | ±48,147 SF available

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

FOR SALE OR LEASE

CALL BROKERS FOR RATE

224 Logistics Park is ideally positioned along Highway 224 in Milwaukie, within one of the Portland region's most established industrial corridors. The Clackamas/Milwaukie submarket has become a preferred location for food manufacturing, distribution, and logistics users, anchored by major employers such as Bob's Red Mill Natural Foods, Lowe's, and Gensco, along with dozens of other regional and national operators.

Companies are drawn to the area for its strategic transportation access and operating cost advantages. Immediate connectivity to OR-224, I-205, and I-5 allows efficient distribution throughout the Portland metropolitan area and across the Pacific Northwest, while proximity to Portland's intermodal freight network supports regional and national supply chains.

Office Building

Available SF	±48,147 SF
Acres	±5.05
Building Features	Private offices, multiple conference rooms, tech rooms bullpen areas, lunch room, mail room, storage and server rooms
Stories	2
Divisibility	Easily devise-able to desired square footage
Security	Guard-gated entrances; fenced and secured
Parking	Excellent parking (4/1,000 SF)
Economic Incentive	Located within an Enterprise Zone

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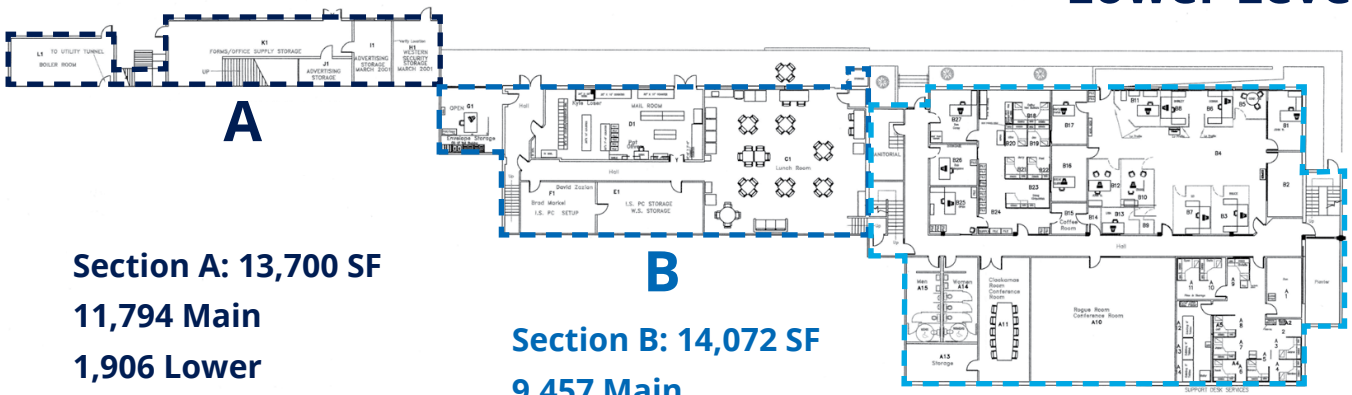




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Building Plan

Lower Level: 16,706 SF

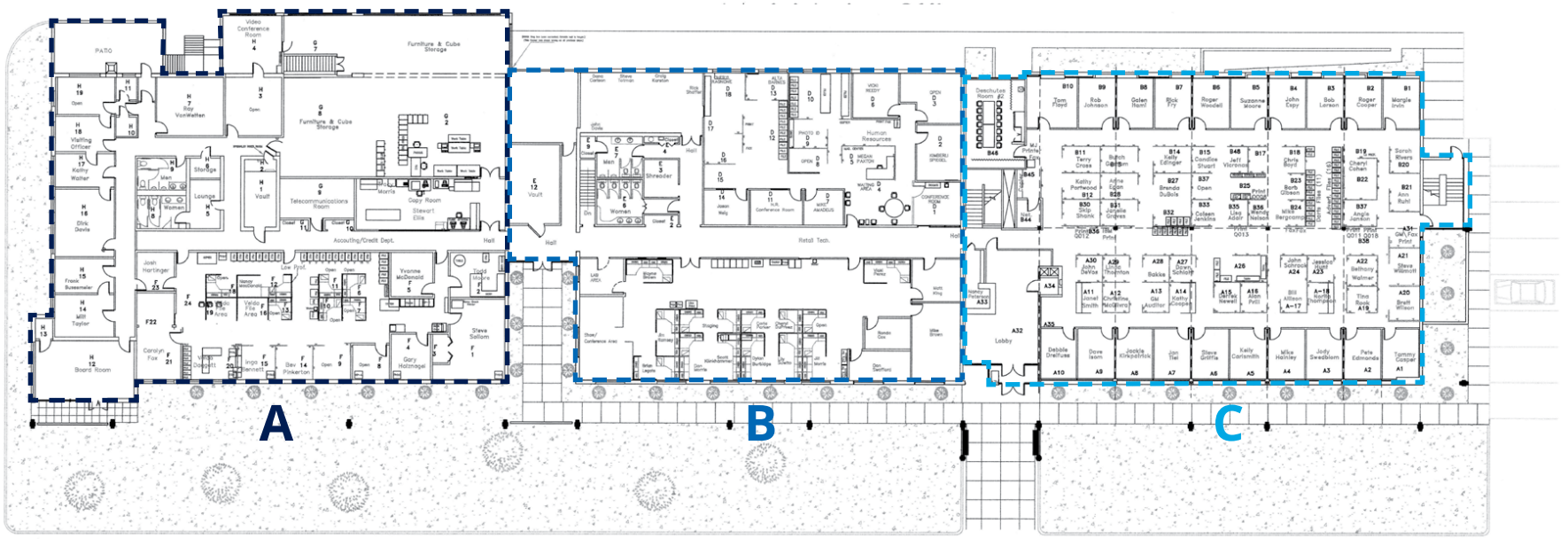


Section A: 13,700 SF
11,794 Main
1,906 Lower

Section B: 14,072 SF
9,457 Main
4,615 Lower

Section C: 20,375 SF
10,190 Main
10,185 Lower

Main Level: 31,441 SF



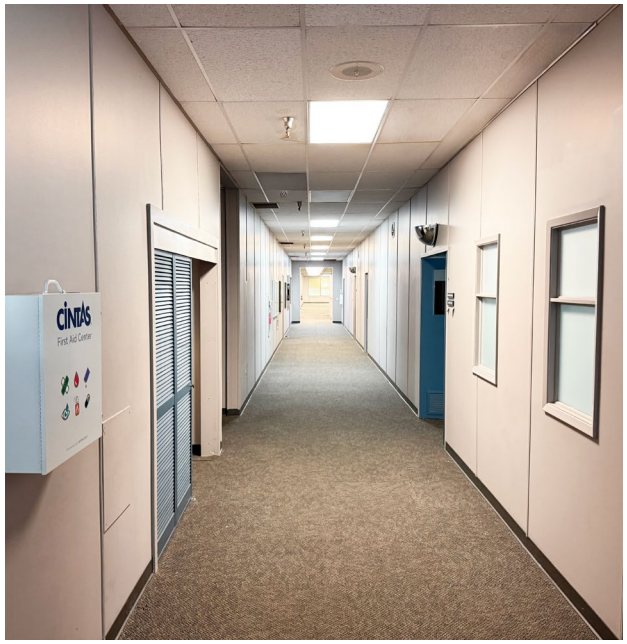
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Interior Photos











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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

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Corporate Neighbors

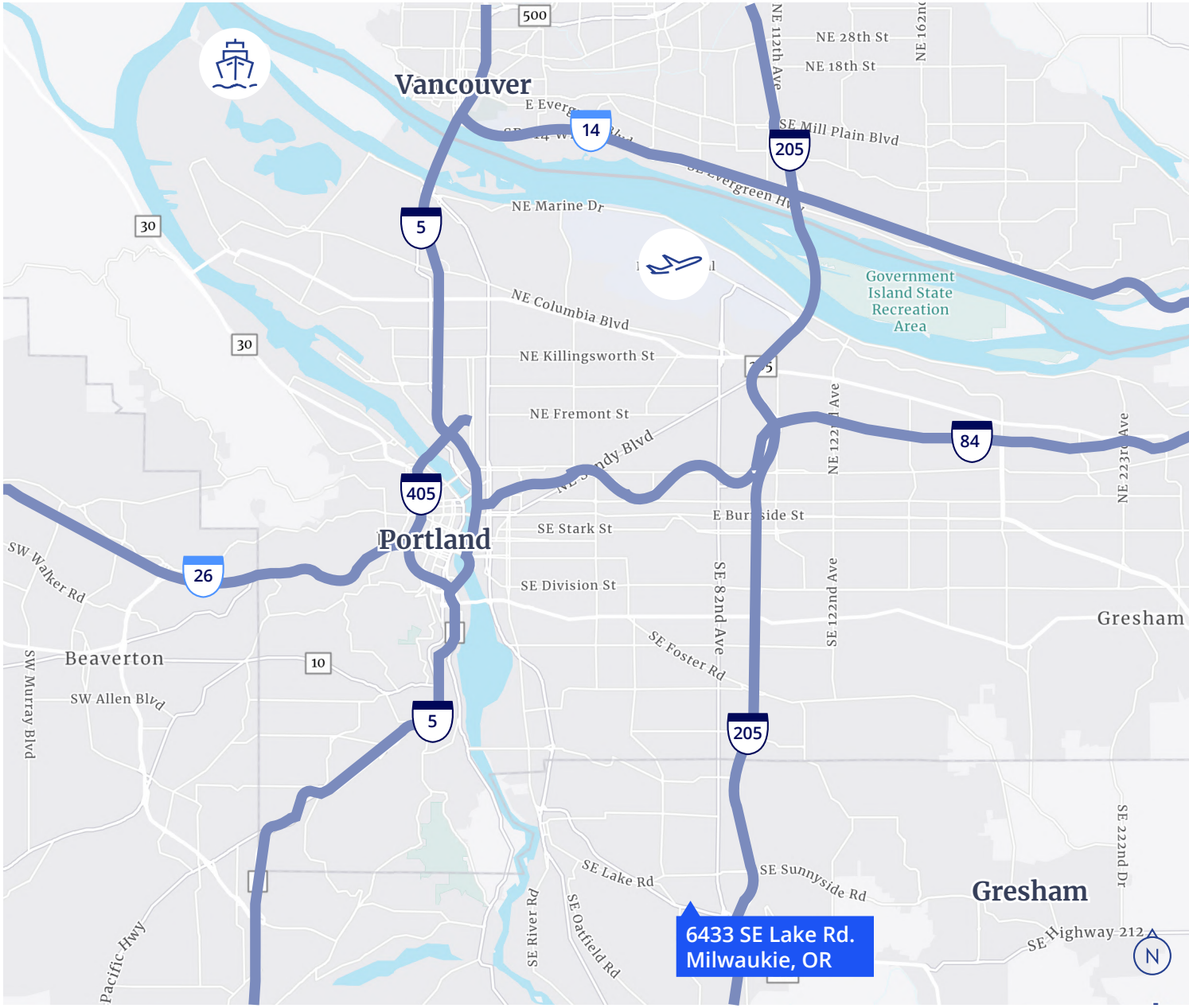


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Area Map

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



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