

±47,147 SF OFFICE FOR SALE OR LEASE
ADJACENT TO ±292,910 INDUSTRIAL FOR LEASE



224 Logistics Park

6433 & 6425 SE Lake Road, Milwaukie, OR 97222

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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
224 Logistics Park	Adjacent to 800,000 SF+ industrial building with multiple tenancies
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)
Yard	Large adjacent yard area
Economic Incentive	Located within an Enterprise Zone

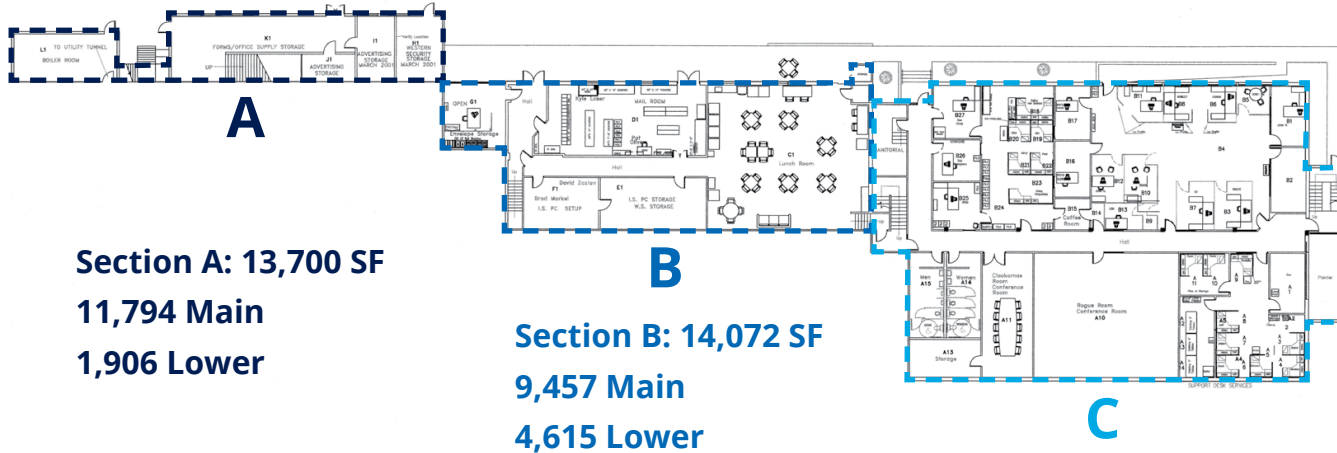




5 Acre Yard

Building Plan

Lower Level: 16,706 SF

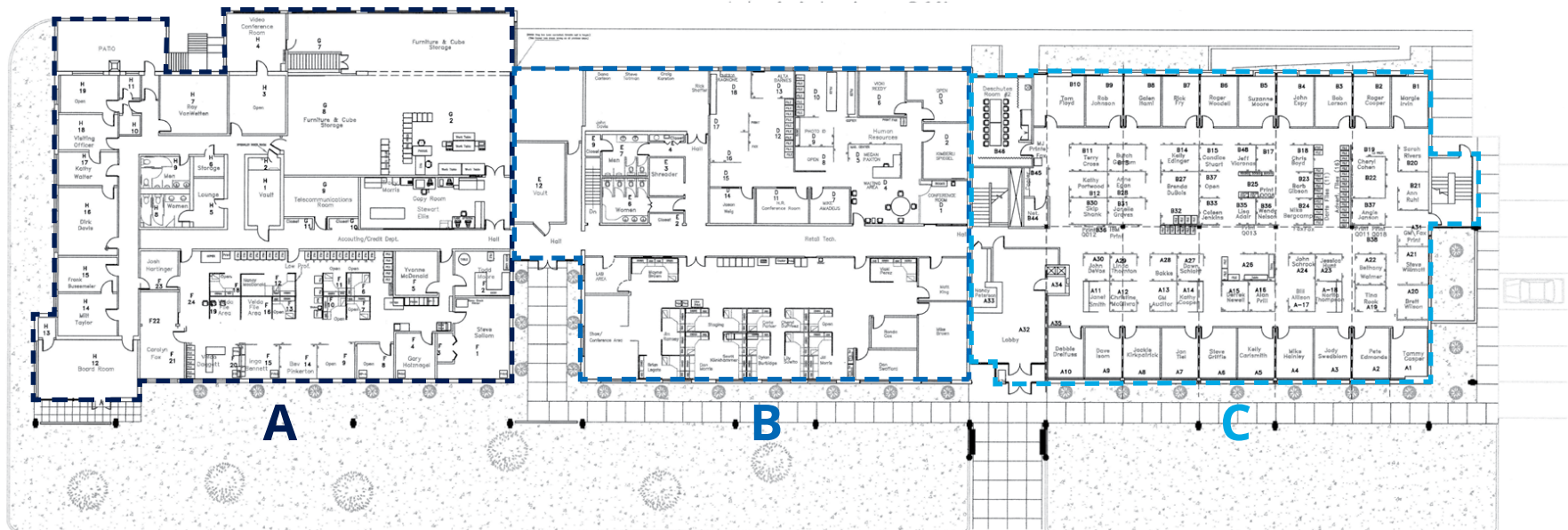


Section A: 13,700 SF
11,794 Main
1,906 Lower

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

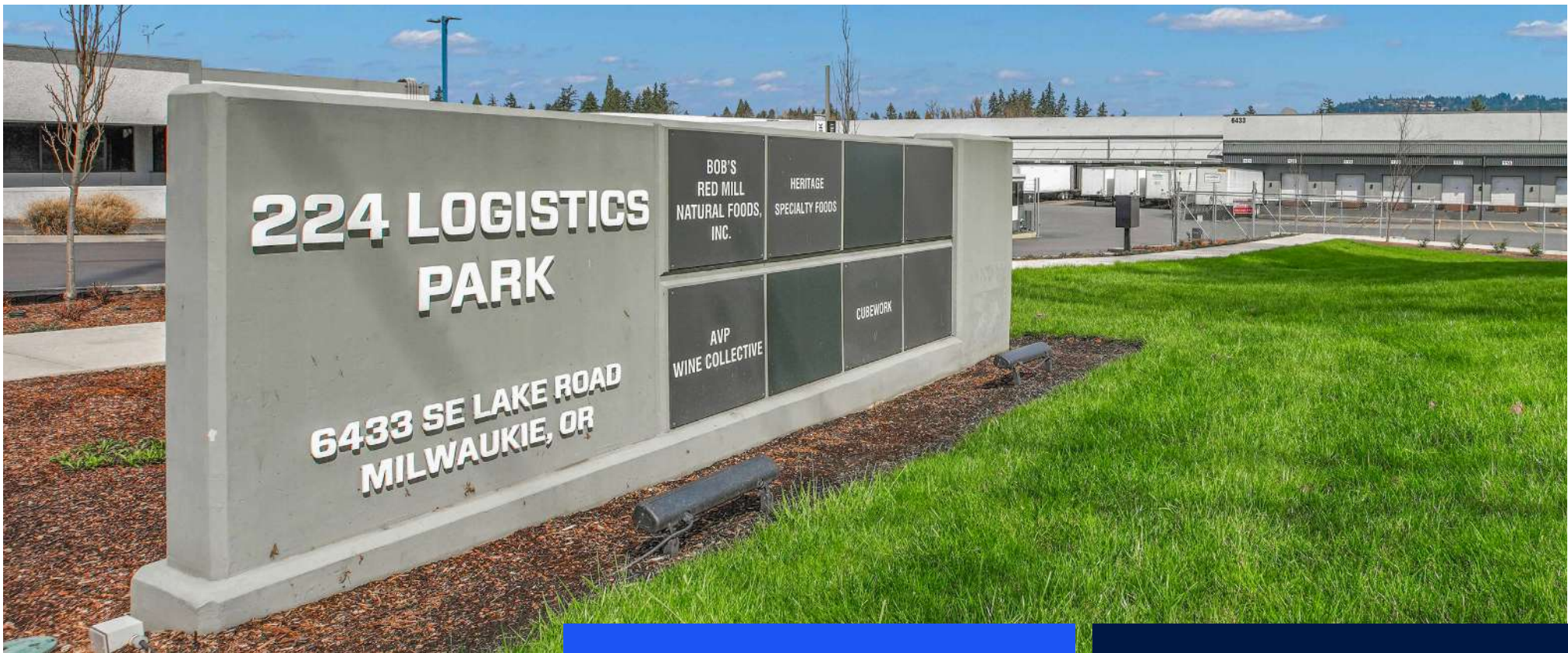


Interior Photos



New Building Renderings





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

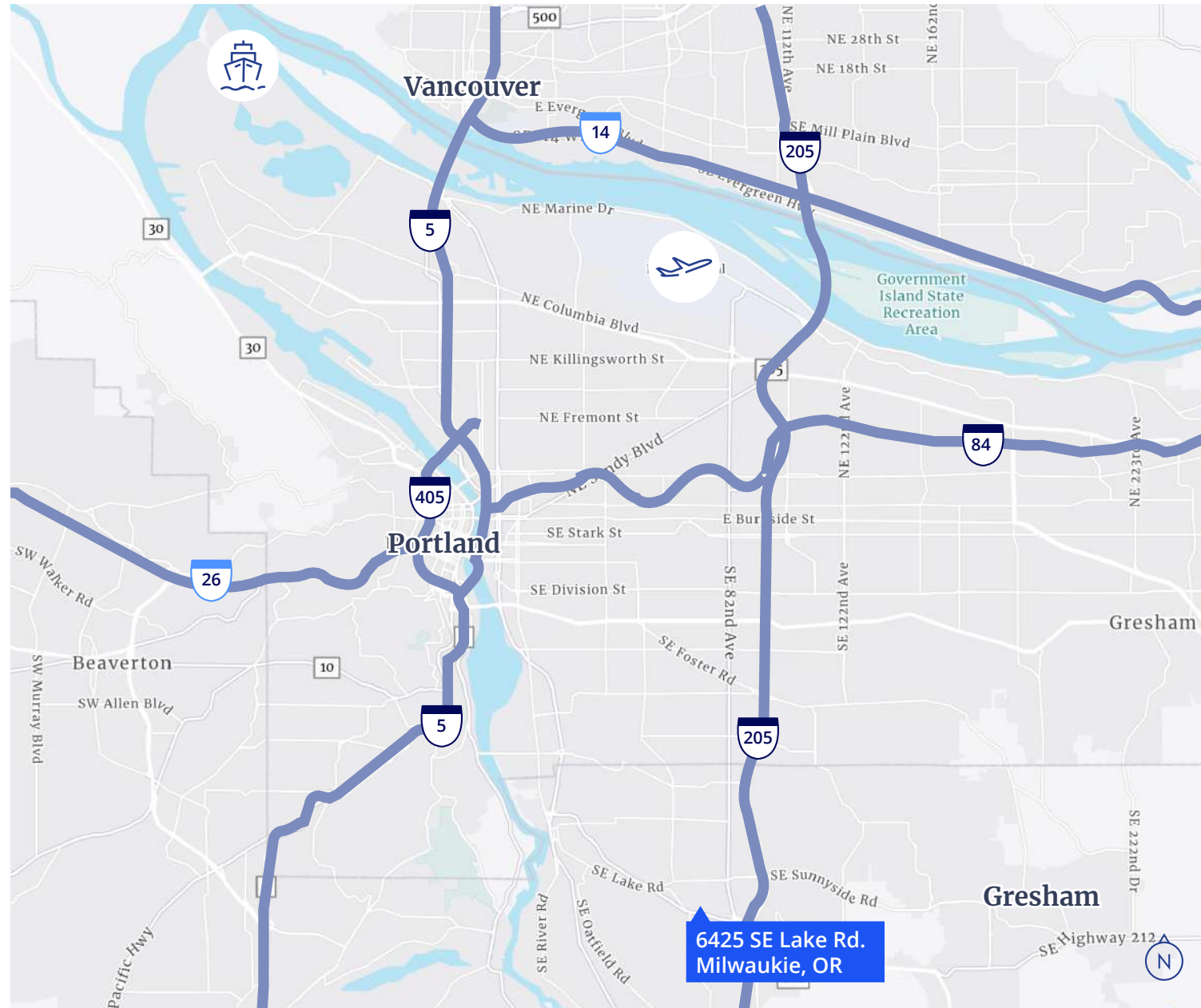
Downtown Portland 9.3 miles

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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