



FOR LEASE



GRAMARK BUSINESS PARK

Available Industrial Space
± 17,600 SF with ± 2,500 SF Office

5565 SE International Way, Milwaukie, OR 97222

- Two (2) Dock Doors and Six (6) Grade Doors
- 30 Off-Street Parking Spots
- Available July 1, 2025
- 15 Minutes to Downtown Portland

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PROPERTY SUMMARY



PROPERTY DETAILS

Address	5565 SE International Way, Milwaukie, OR 97222
Available Space	± 17,600 SF
Office SF	± 2,500 SF
Dock Loading	Two (2) Dock Doors
Grade Loading	Six (6) Grade Doors
Clear Height	15' - 16'
Sprinklers	Yes
Parking	± 20 Off-Street Parking Spots
Power	Heavy
Availability	July 1, 2025
Lease Rates	\$.85/\$1.10/SF and \$.35/SF NNNs

Location Features

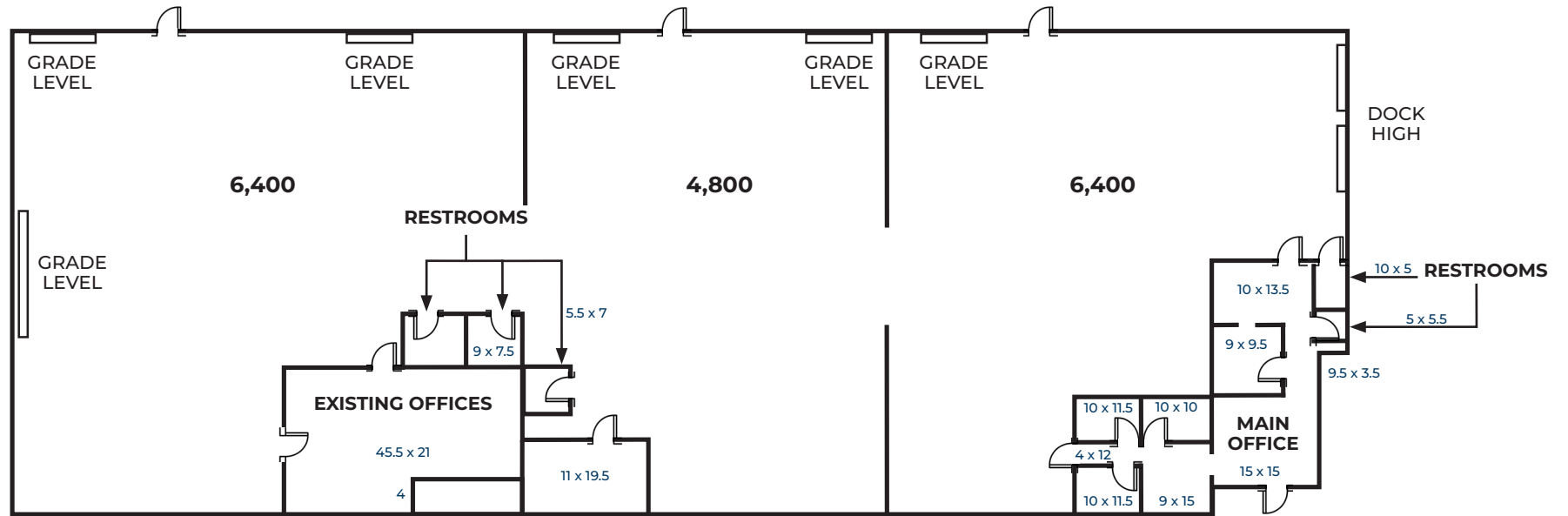
- Frontage on SE International Way
- Located in the Clackamas Enterprise Zone
- One Block from Hwy 224
- 2 Miles to I-205
- 14 Miles to Portland International Airport

Nearby Highlights

- Breakside Brewery
- Clackamas Town Center
- Costco
- Dave's Killer Bread
- Gensco Inc
- Jo's Saloon & Eatery
- Lowe's
- Makin Thai & Sushi
- Milwaukie Self Storage
- Safeway



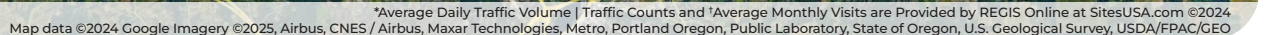
FLOOR PLAN





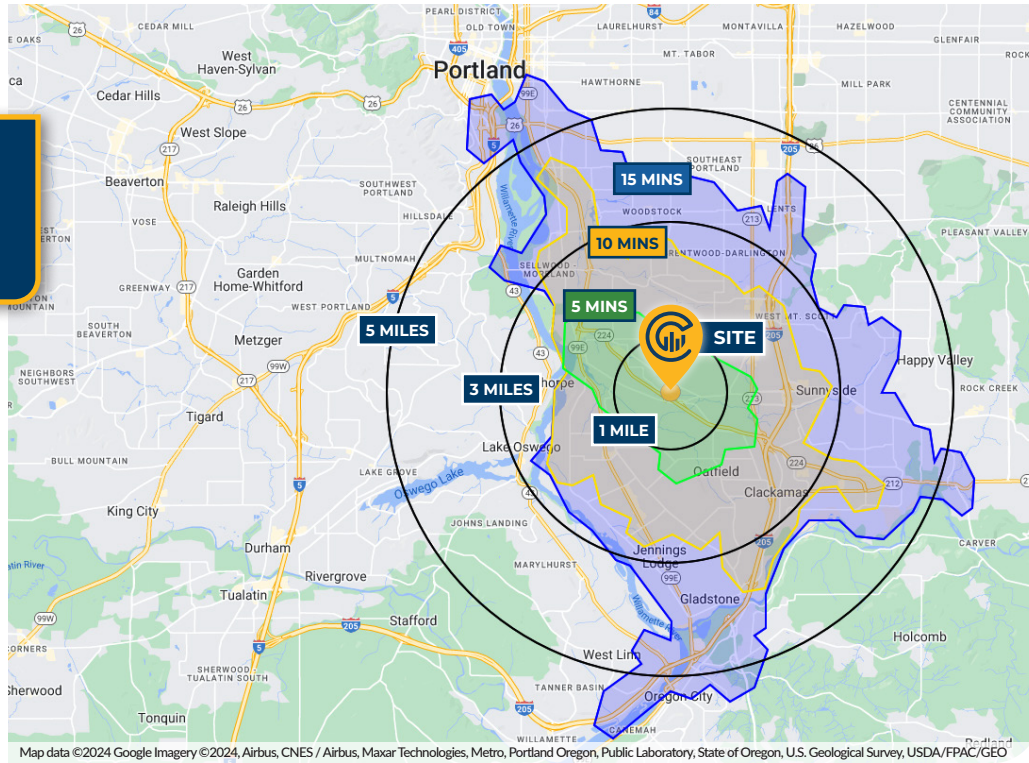
PHOTOS







DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	9,802	120,151	300,286
2029 Projected Population	9,699	120,304	296,383
2020 Census Population	9,988	120,435	304,598
2010 Census Population	9,799	113,356	278,546
Projected Annual Growth 2024 to 2029	-0.2%	-	-0.3%
Historical Annual Growth 2010 to 2024	-	0.4%	0.6%
Households & Income			
2024 Estimated Households	3,993	50,593	123,455
2024 Est. Average HH Income	\$117,805	\$115,991	\$135,512
2024 Est. Median HH Income	\$98,104	\$88,135	\$101,618
2024 Est. Per Capita Income	\$48,165	\$49,047	\$55,926
Businesses			
2024 Est. Total Businesses	522	6,687	16,944
2024 Est. Total Employees	5,403	53,349	114,181

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1

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