

224 Logistics Park Office

6425 SE Lake Road, Milwaukie, OR 97222



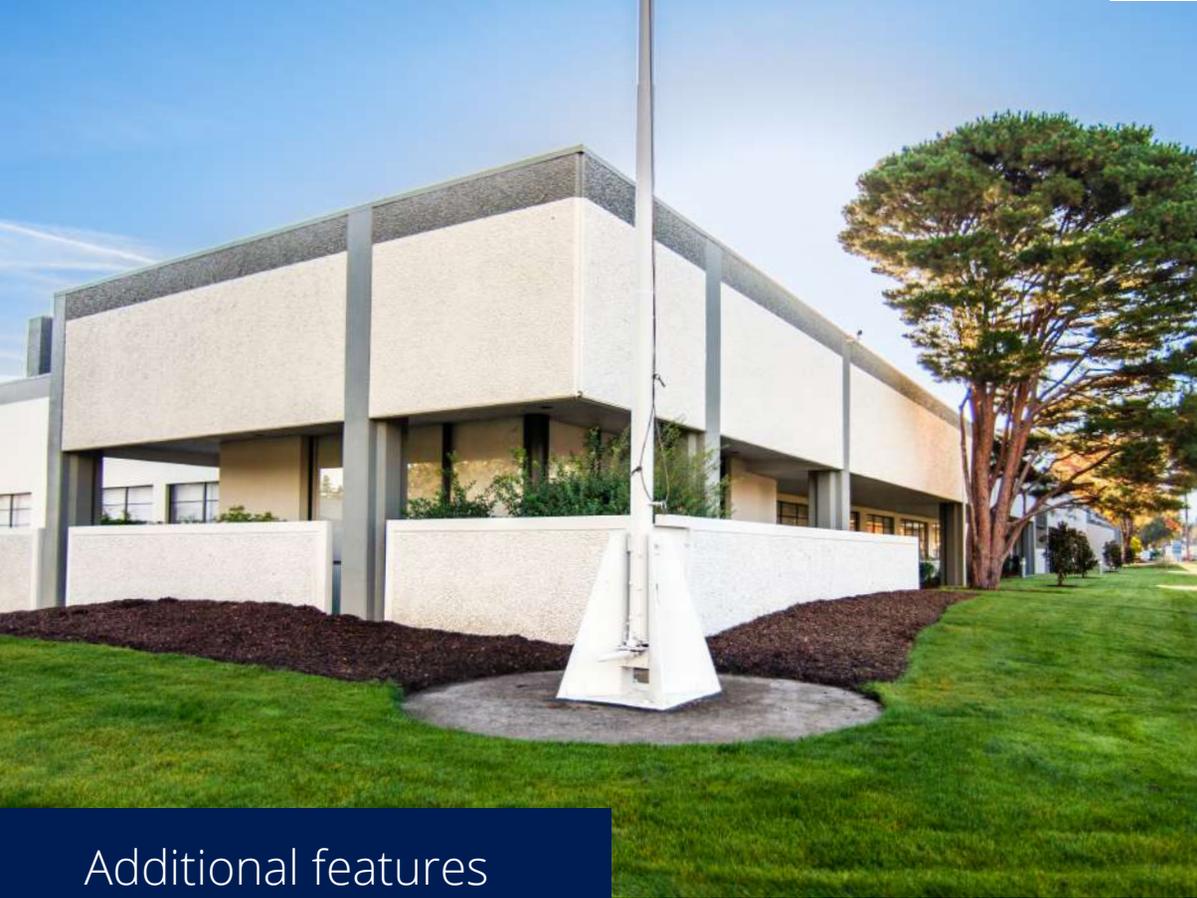
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**48,147 SF OFFICE
FOR LEASE OR SALE**



Additional features

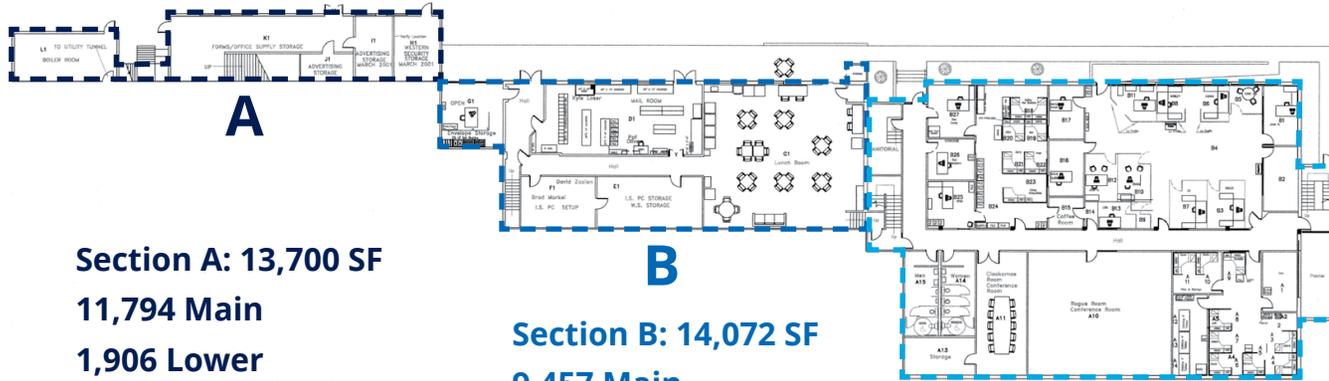
- Well-maintained building, professionally managed
- Business and tax-friendly county
- Fenced and secured with a guard stand at main entry
- Immediate access to employee support services, retail, and a robust workforce pool
- Clackamas county taxes vs Multnomah/City of Portland
- Business-friendly local government

Premises Highlights

- 48,147 of total available space
- Centered on 5.05 acres, offering excess yard, parking, and the ability to expand
- Excellent parking (4/1,000)
- Located within an Enterprise Zone
- Centered in Portland's premier food and beverage district
- Immediate access to Interstate 205, Highway 212 and Highway 224
- Located in an 1,012,428 SF quality industrial campus



Lower Level: 16,706 SF

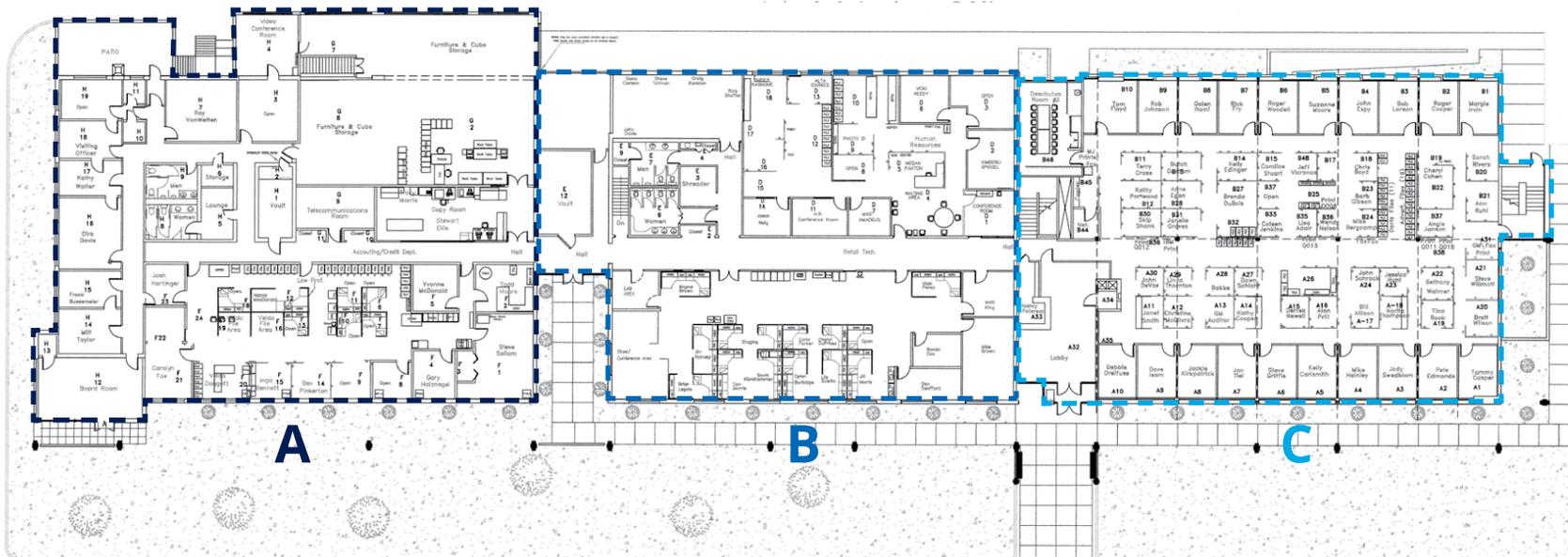


Section A: 13,700 SF
 11,794 Main
 1,906 Lower

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

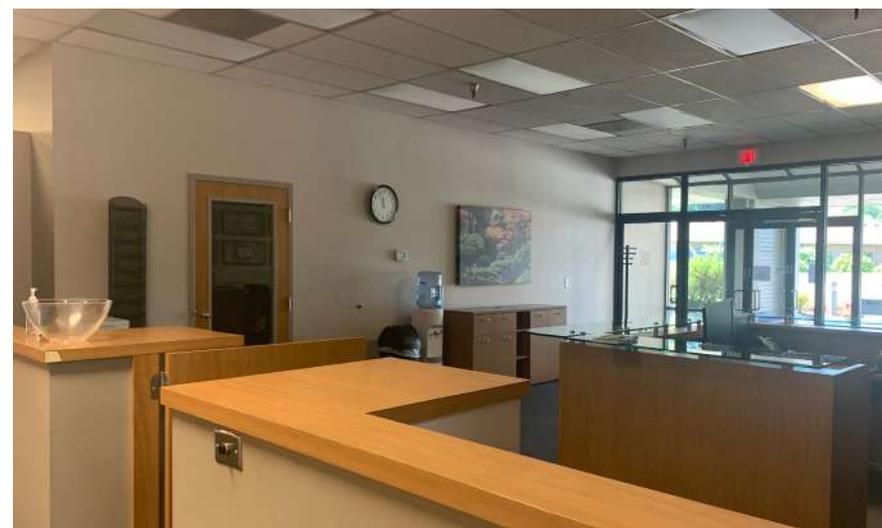


Building Plans

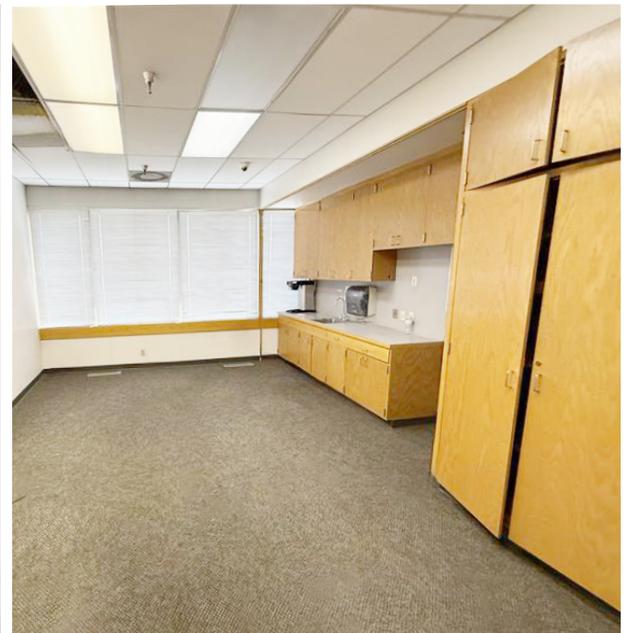
Clackamas Submarket

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



New Building Renderings



Corporate
Neighbors





14.2 MILES
PDX INT'L AIRPORT



9.3 MILES
DOWNTOWN PORTLAND



Portland MSA

Distances

19 MILES
PORT OF PORTLAND



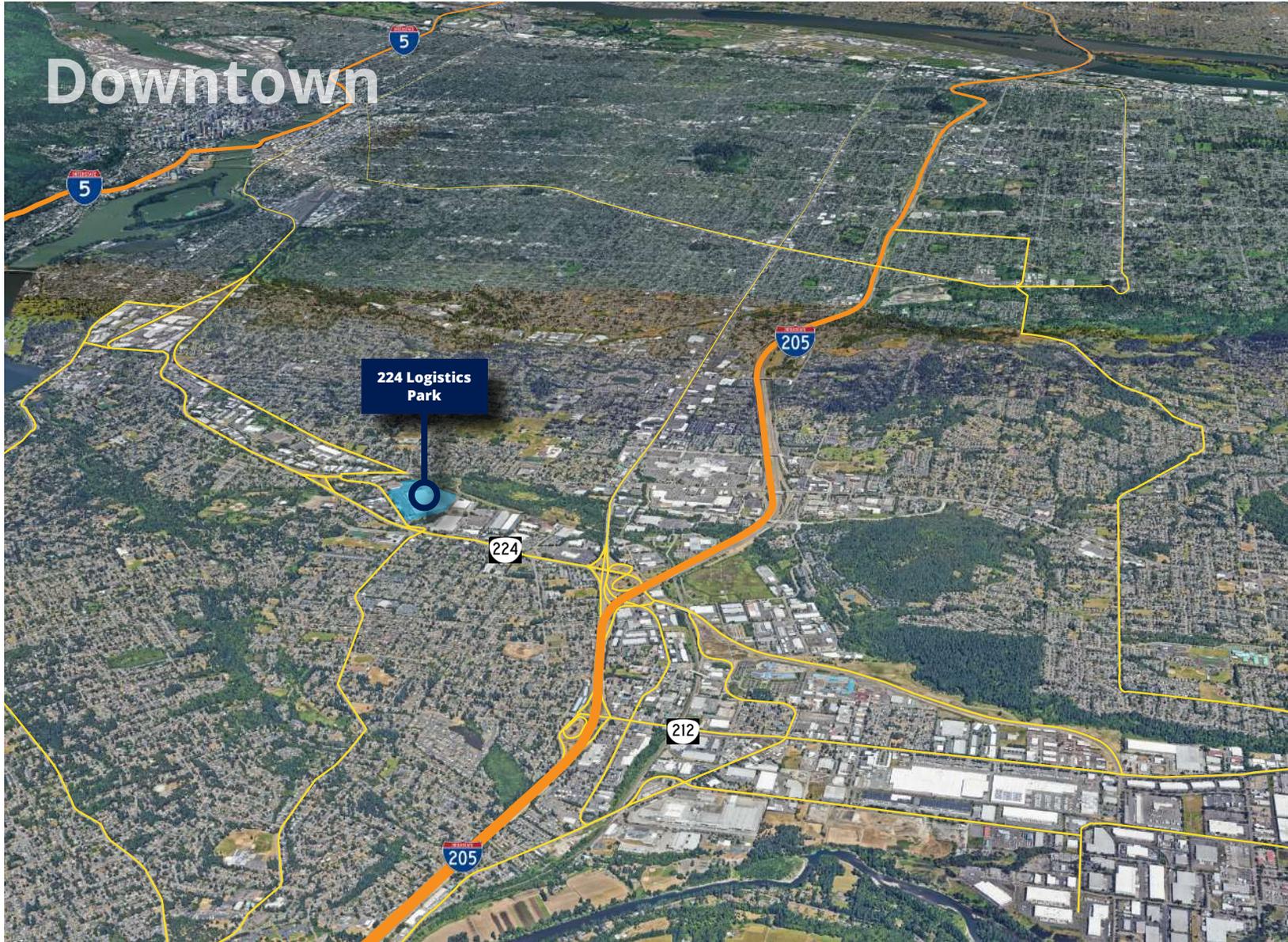
153 MILES
TACOMA



8.4 MILES
INTERSTATE 5



1.5 MILES
INTERSTATE 205





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