



FOR LEASE



MILWAUKIE TRADE CENTER

Industrial Space Available

± 962 SF with 300 SF Office and 300 SF Mezzanine

\$1,2000/mo + NNN

14200 SE McLoughlin Blvd, Suite F, Milwaukie, OR 97267

- Excellent location with visibility on McLoughlin Blvd
- High quality showroom build out

SCOTT MILLER

Senior Vice President | Licensed in OR

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PROPERTY SUMMARY

**FOR
LEASE**



PROPERTY DETAILS	
Address	14200 SE McLoughlin Blvd, Suite F Milwaukie, OR 97267
Total SF	962 SF
Office SF	300 SF
Grade Loading	10'x14' Grade Level Loading Doors
Clear Height	18'
Power	200 Amp, 3-Phase Power
Zoning	General Commercial (C-3), Clackamas County
Parking	Additional Parking Lot On-Site
Lease Rate	\$2,160/mo + NNN

SUITE	TOTAL SF	OFFICE SF	MEZZ SF	BASE RENT	NNN	TOTAL RENT
B	1,443	300	300	LEASED	LEASED	LEASED
D	1,813	300	300	LEASED	LEASED	LEASED
F	1,800	650	0	LEASED	LEASED	LEASED
G	4,822	2,300	2,000	LEASED	LEASED	LEASED
H	962	300	300	\$1,200 (1.25/SF)	\$404	\$1,604
I	1,842	300	300	LEASED	LEASED	LEASED
J	1,460	300	300	LEASED	LEASED	LEASED

Location Features

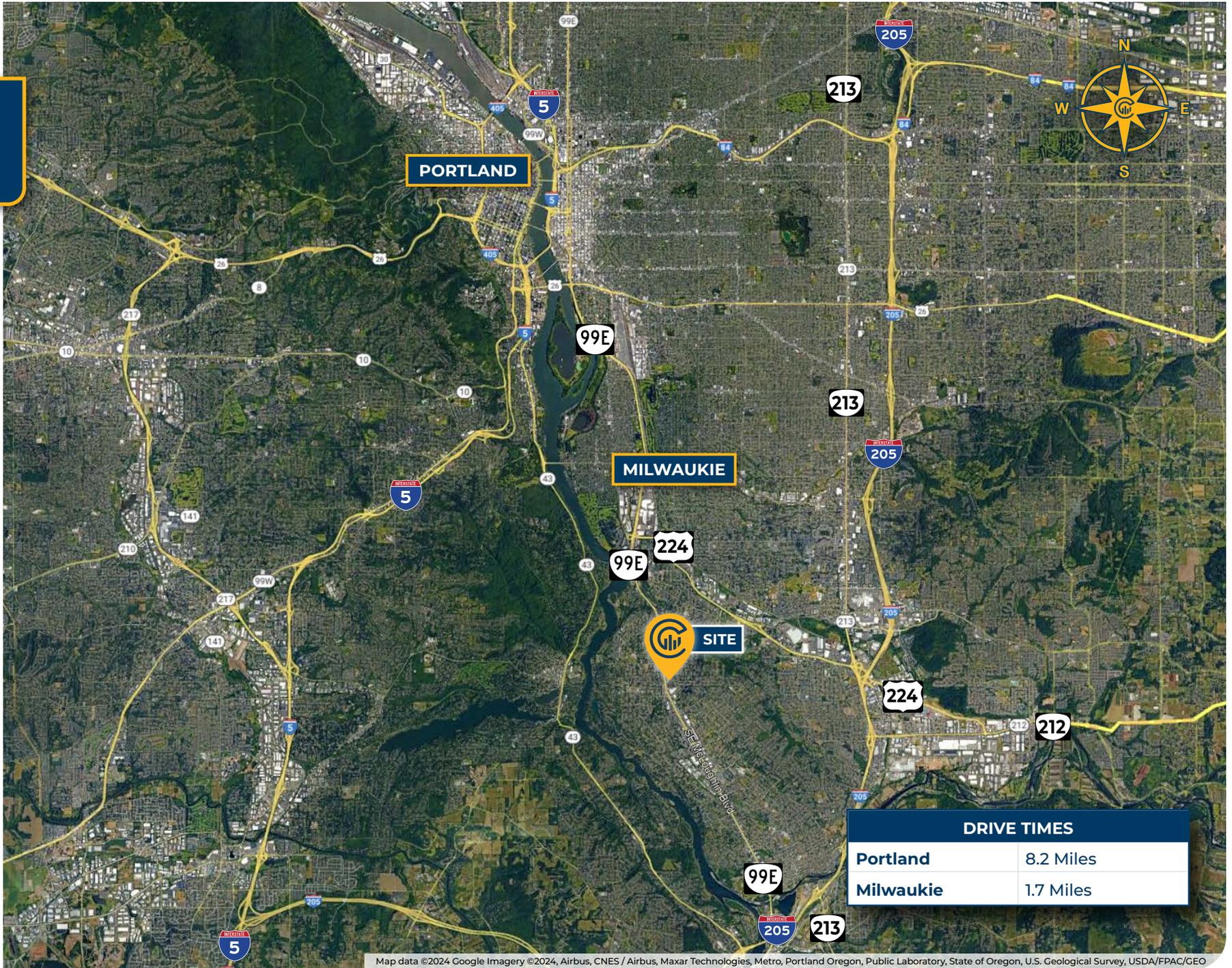
- Frontage on McLoughlin Blvd / Hwy 99E
- In Proximity to I-205 and I-5 via McLoughlin Blvd / Hwy 99E

Nearby Highlights

- Black Rock Coffee Bar
- Bob's Red Mill
- Five Guys
- Fred Meyer
- Goodwill Industries
- Milwaukie Pizza Co.
- MOD Pizza
- Oak Grove 8 Cinema
- Starbucks
- Voodoo Doughnut
- Walmart
- Whole Foods Market



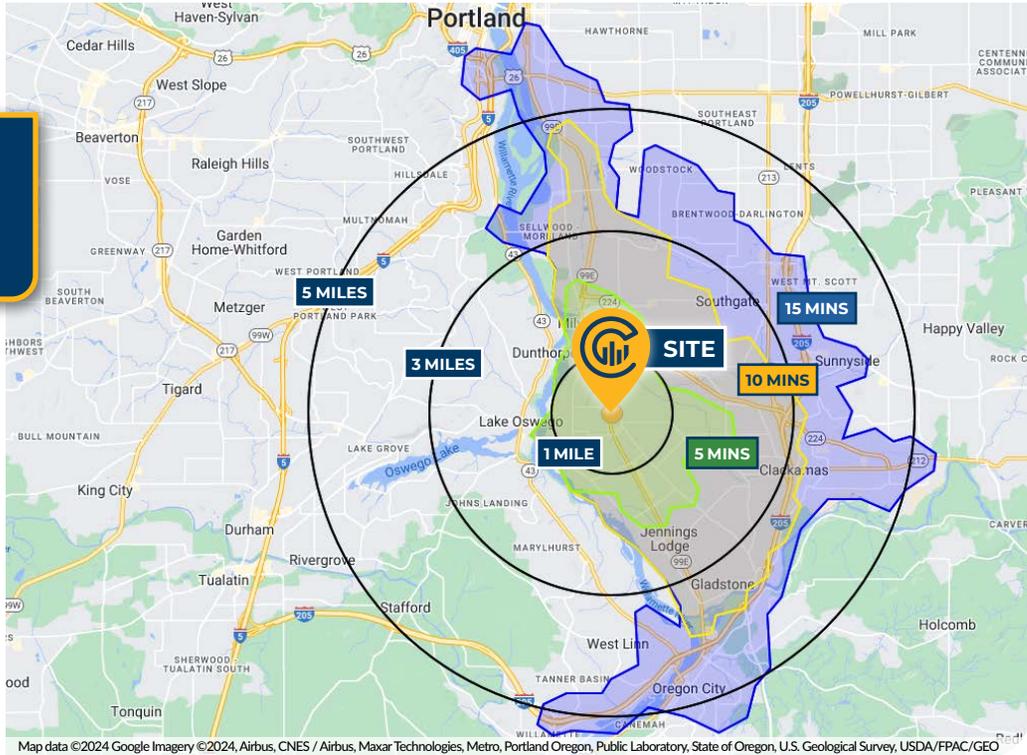
LOCAL AERIAL MAP



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DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	14,701	95,200	277,369
2030 Projected Population	14,308	92,746	271,166
2020 Census Population	14,798	97,790	281,469
2010 Census Population	14,341	92,080	260,594
Projected Annual Growth 2025 to 2030	-0.5%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2025	0.3%	0.4%	0.5%
Households & Income			
2025 Estimated Households	13,168	36,166	67,468
2025 Est. Average HH Income	\$105,214	\$141,757	\$149,029
2025 Est. Median HH Income	\$86,720	\$105,992	\$112,756
2025 Est. Per Capita Income	\$45,803	\$60,001	\$62,576
Businesses			
2025 Est. Total Businesses	604	5,509	17,692
2025 Est. Total Employees	3,562	37,850	119,281

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - R51



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