

FOR SALE

# SE ROETHE RD LAND

*One of the last undeveloped  
industrial-zoned properties in  
Clackamas County*

MILWAUKIE, OR

KIDDER.COM

**km** Kidder  
Mathews

99E

SE MCLOUGHLIN BLVD

SE ROETHE RD





*Prime undeveloped site features flexible light industrial zoning and is just minutes from I-205.*

**PROPERTY HIGHLIGHTS**

ADDRESS	SE Roethe Rd, Milwaukie, OR 97267
LAND AREA	3 AC (±130,619 SF)
ZONING	Light Industrial
LOCATION	Clackamas County zoning jurisdiction
WATER HAZARDS	No known wetlands or floodplain
TOPOGRAPHY	Flat
ACCESS	Easy access off McLoughlin Blvd
UTILITIES	Utility connections along Roethe Rd
FEATURES	Extremely rare undeveloped industrial flag lot in Clackamas County
PRICING	Call for pricing

**5 MIN**  
TO I-205

**20 MIN**  
TO DOWNTOWN PORTLAND





# PROPERTY HIGHLIGHTS

## RARE SITE

One of the last remaining undeveloped industrial zoned properties in all of Clackamas County.

## TREMENDOUS LOCATION

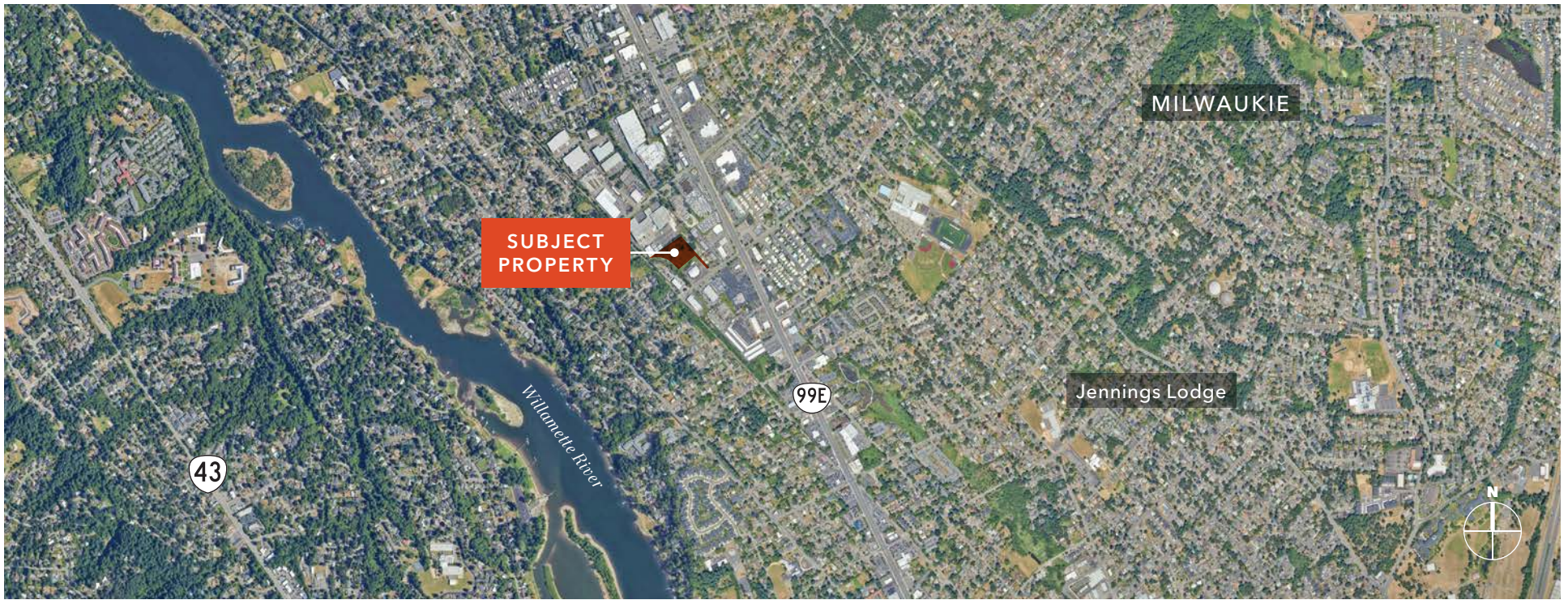
The property is located in an excellent location just 5 minutes from I-205, 20 minutes from downtown Portland, and surrounded by numerous support services and restaurants in the McLoughlin Blvd corridor.

## CLACKAMAS COUNTY ADVANTAGE

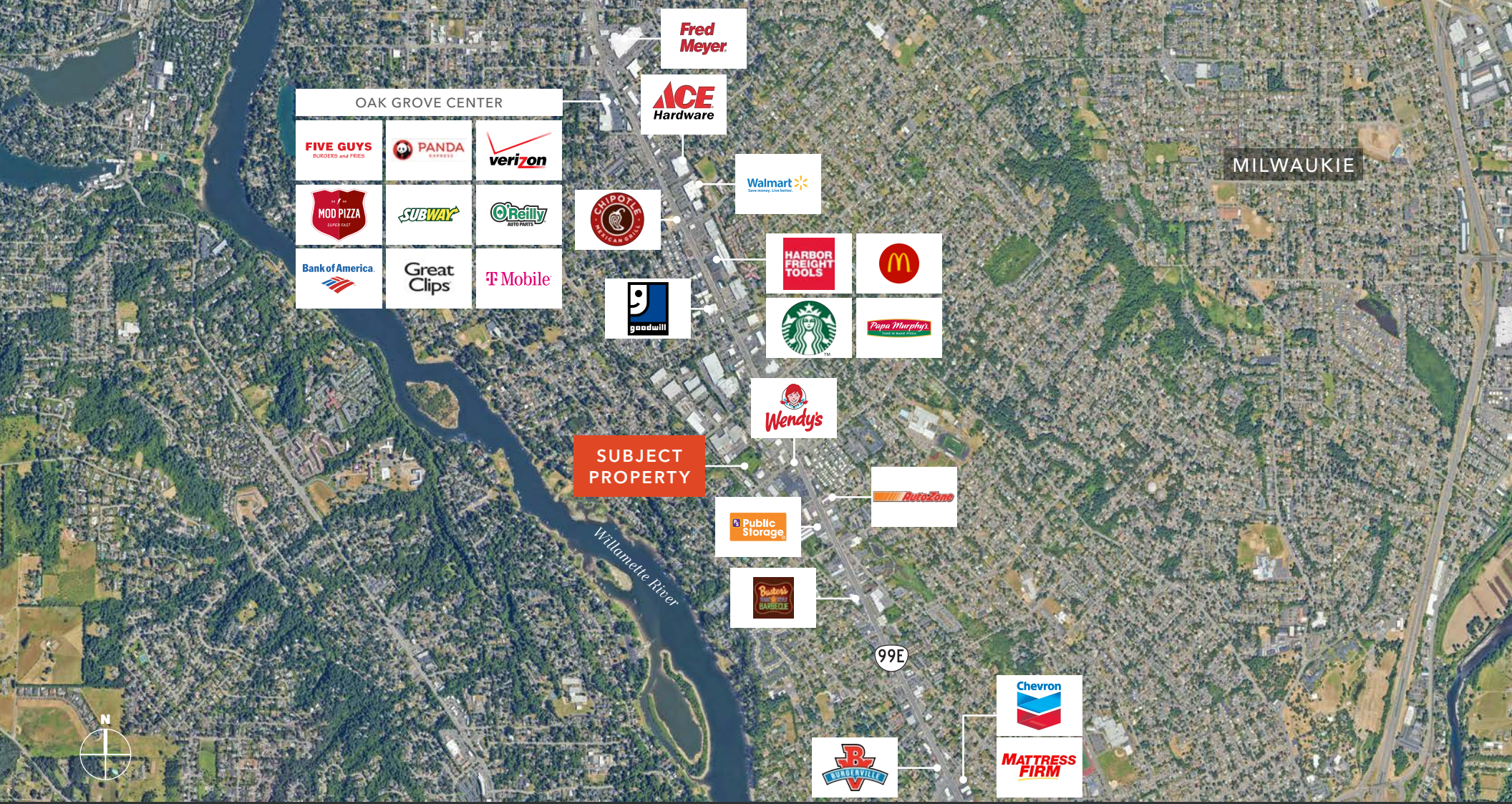
Located in tax-friendly Clackamas County with minimal taxes and low regulation relative to competing jurisdictions.

## FLEXIBLE ZONING

Light Industrial zoning allows for a wide range of uses including Warehouse/ Distribution, Contractors, Heavy Equipment Use, Manufacturing, Recreational Sports, Repair and Service, Research, and Laboratory.







# SE ROETHE RD

*Exclusively  
sold by*

**CHRIS DOWHANIUK**  
503.789.5308  
chris.dowhaniuk@kidder.com

**KARLA HANSEN**  
503.721.2727  
karla.hansen@kidder.com

**ZACH FRANCIS**  
503.221.2290  
zach.francis@kidder.com

**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

