



FOR LEASE



## MILWAUKIE INDUSTRIAL PARK

**Industrial Space: ±6,050 SF Shell with ±450 SF Office**

**16745 SE Ken's Court, Bldg 2, Suite B, Milwaukie, OR 97267**

- Direct Access to 99E / McLoughlin Blvd and I-205
- Site Neighbors include Stanley, Red's Electric, Pace, and USPS
- Located Near Extensive Local Establishments along McLoughlin Blvd

**SCOTT KAPPES, SIOR**

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PROPERTY DETAILS



**FOR  
LEASE**

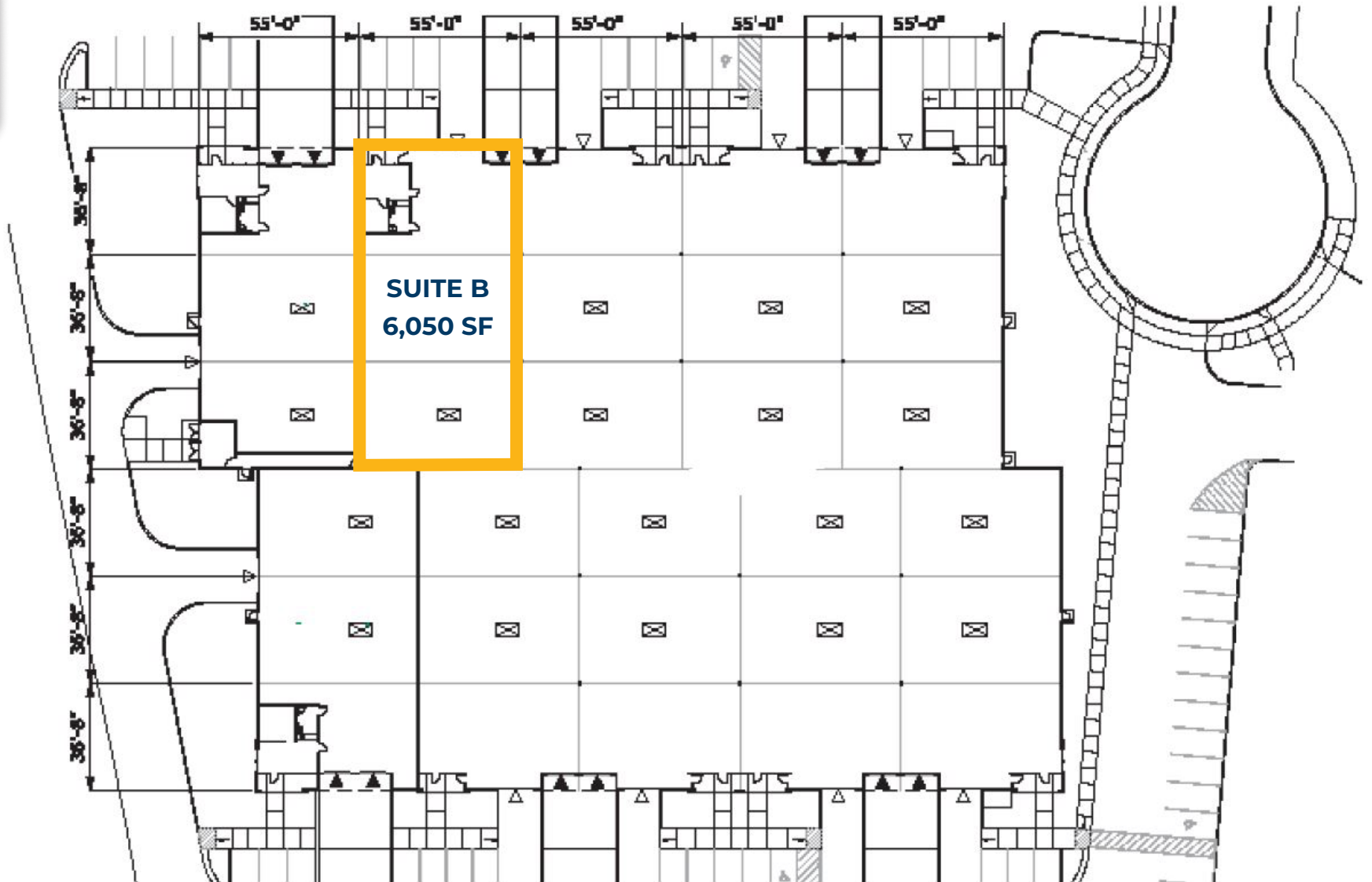


PROPERTY DETAILS	
Total SF	±6,050 SF
Office SF	±450 SF
Construction	Concrete Tilt-Up
Dock Loading	1 Dock Door
Grade Loading	1 Grade Door
Clear Height	22'
Sprinklers	ESFR
Power	Est. 200 Amps, 480/277 V, 3-Phase
Auto Parking	3 Unreserved Spaces
Zoning	I-2, Clackamas County
Lease Rates	\$.90/SF and \$1.20/SF for Office Surcharge
Monthly Rent	\$5,995.00 / Month, NNN
2024 Operating Expenses	Est. at \$0.345 / SF / Month - Water Included
Available	Now



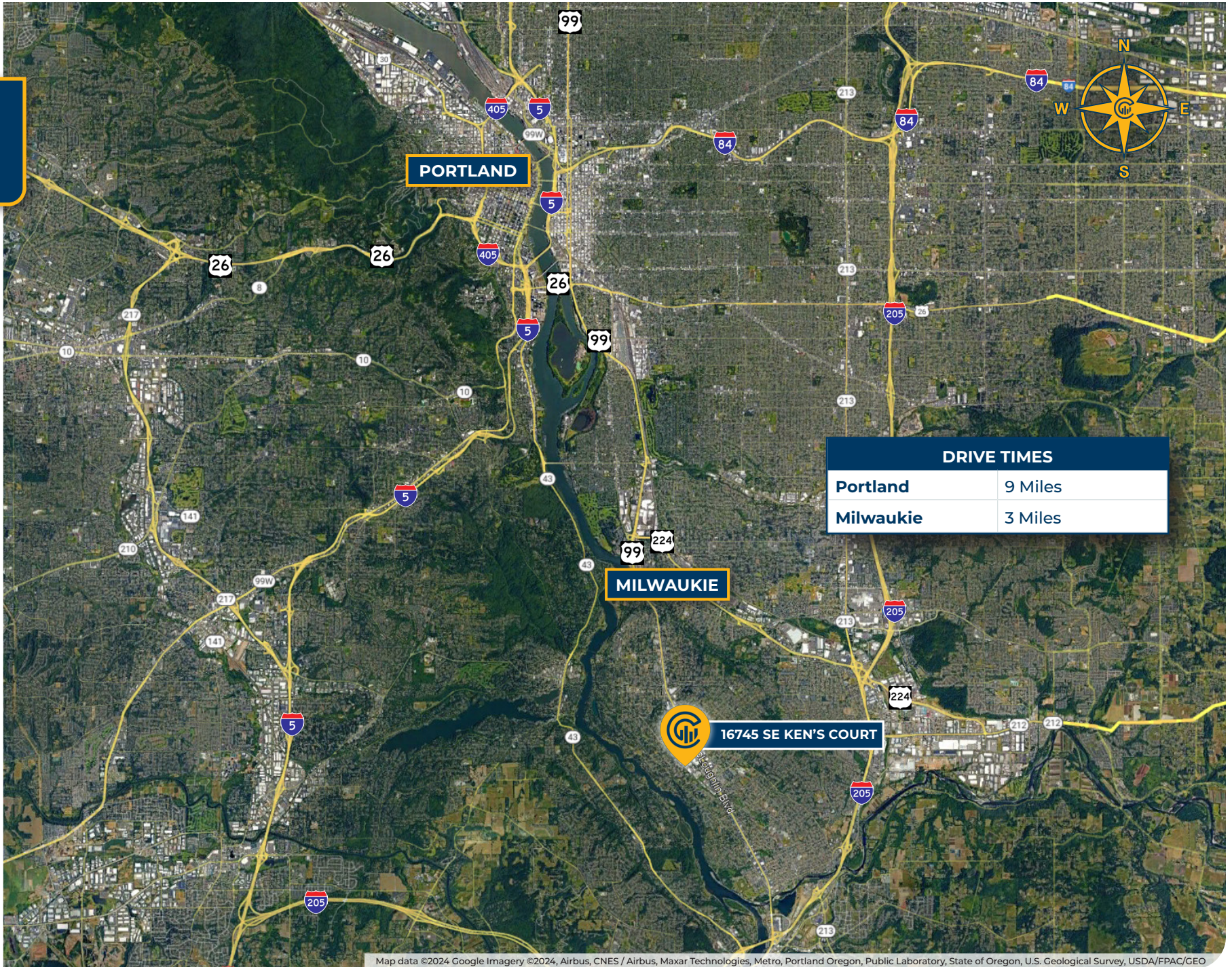


# FLOOR PLAN



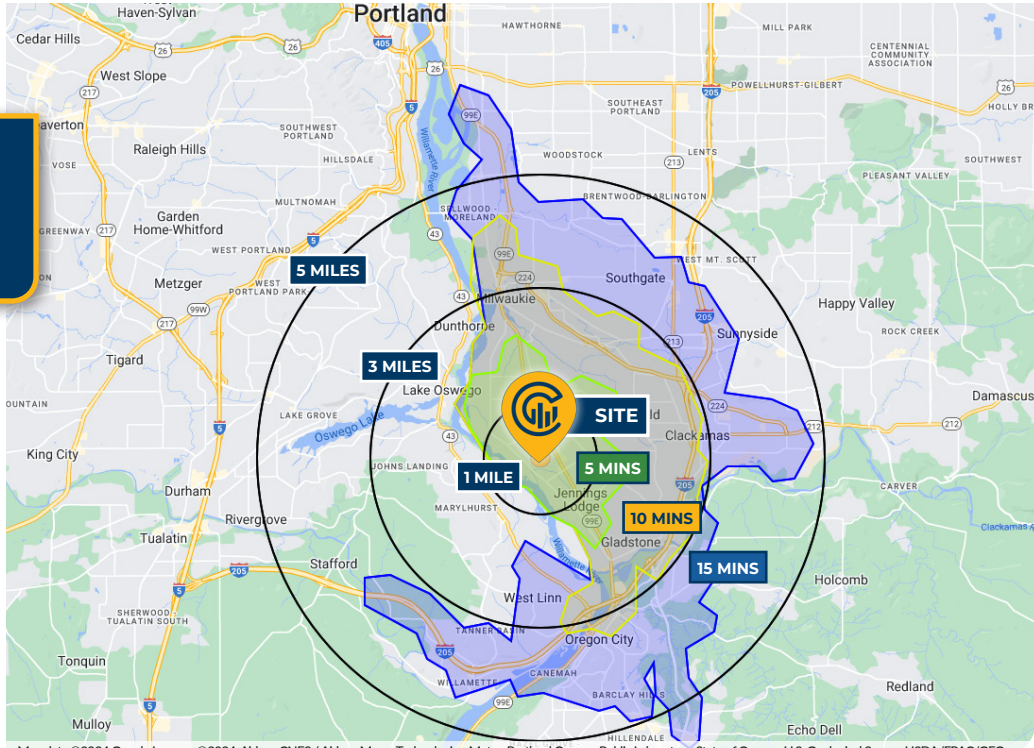


# LOCATION MAP





**DRIVE TIMES & DEMOGRAPHICS**



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AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	11,832	91,575	230,241
2029 Projected Population	11,664	90,520	229,997
2020 Census Population	12,179	92,718	230,618
2010 Census Population	11,431	87,234	213,351
Projected Annual Growth 2024 to 2029	-0.3%	-0.2%	-
Historical Annual Growth 2010 to 2024	0.3%	0.4%	0.6%
Households & Income			
2024 Estimated Households	5,079	38,143	94,356
2024 Est. Average HH Income	\$111,078	\$142,573	\$148,029
2024 Est. Median HH Income	\$85,297	\$104,795	\$107,497
2024 Est. Per Capita Income	\$47,861	\$59,574	\$60,850
Businesses			
2024 Est. Total Businesses	696	5,277	14,102
2024 Est. Total Employees	4,265	34,014	98,952

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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