



FOR LEASE



## 1740 SE OCHOCO STREET

### ± 120,000 SF Space

88,805 SF Chilled | ± 46,000 SF Can be Frozen

### 1740 SE Ochoco St, Milwaukie, OR 97222

- ± 120,000 SF with ± 11,330 SF Office (Divisible to 2,000 SF)
- Docks with Levelers and Seals | Fully Racked Space
- End Cap with Trailer Storage (20 Trailers)
- Excellent close-In SE Portland Location
- Convenient Access to I-205 via Hwy 99
- Additional ± 12,000 SF of Dry Storage

### SCOTT KAPPES, SIOR

Principal | Licensed in OR

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### KENNY HOUSER, SIOR

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### CHRIS KAPPES

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PROPERTY SUMMARY

FOR LEASE



PROPERTY DETAILS

Address	1740 SE Ochoco St, Milwaukie, OR 97222
Total SF	± 120,000 SF   88,805 SF Chilled ± 46k SF Can be Converted to Frozen
Office SF	± 11,330 SF (Divisible to 2,000 SF)
Dock Positions	17
Clear Height	23'
Refrigeration	Ammonia-Based System
Cooler Temp Range	Chilled to 26 Degrees
Cooled Dock Temp Range	34-36 Degrees
Sprinklers	Dry System
Lighting	Fluorescent/LED Motion-Sensor
Power	Ample
Auto Parking	60+ Stalls
Trailer Parking	20+
Racking	To Remain in Place
Pallet Count	7,400
Zoning	NME - North Milwaukie Employment
Rates	Contact Brokers for Rates and Divisibilities

Nearby Highlights

- Alpine Food Distributing
- Americold Logistics
- Goodwill Industries
- Grand + Benedicts
- Harder Mechanical
- Mill End Store
- OLCC
- PCC Structurals
- Pendleton
- Portland Rack & Dock
- Stoner Electric
- Waverley Country Club



# FLOOR PLAN

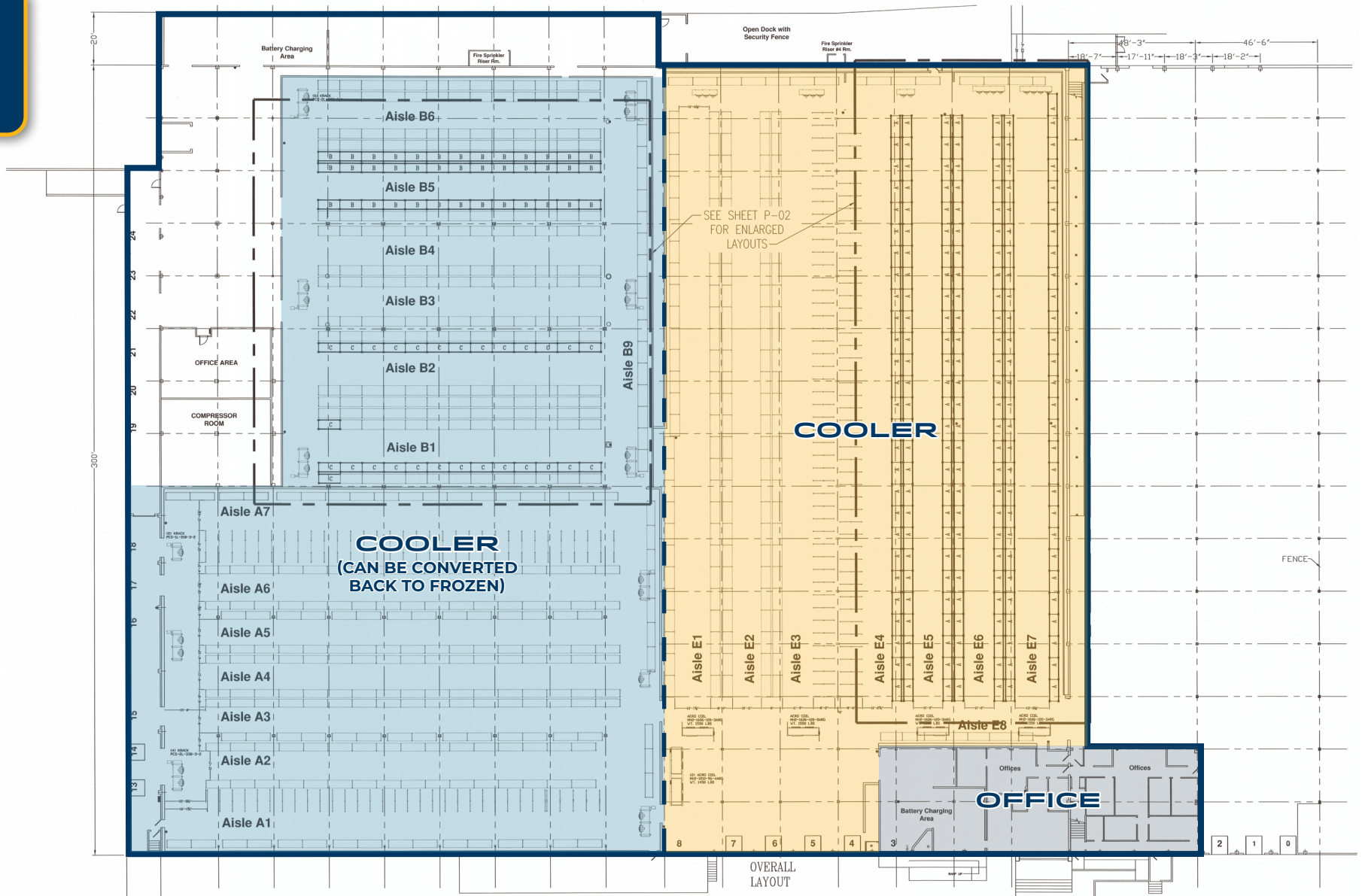
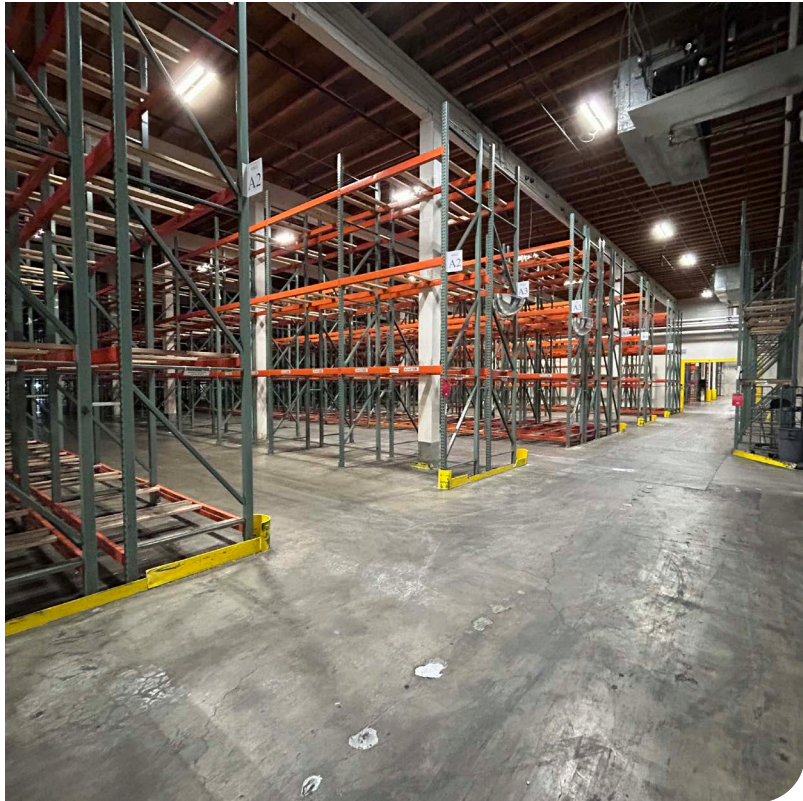
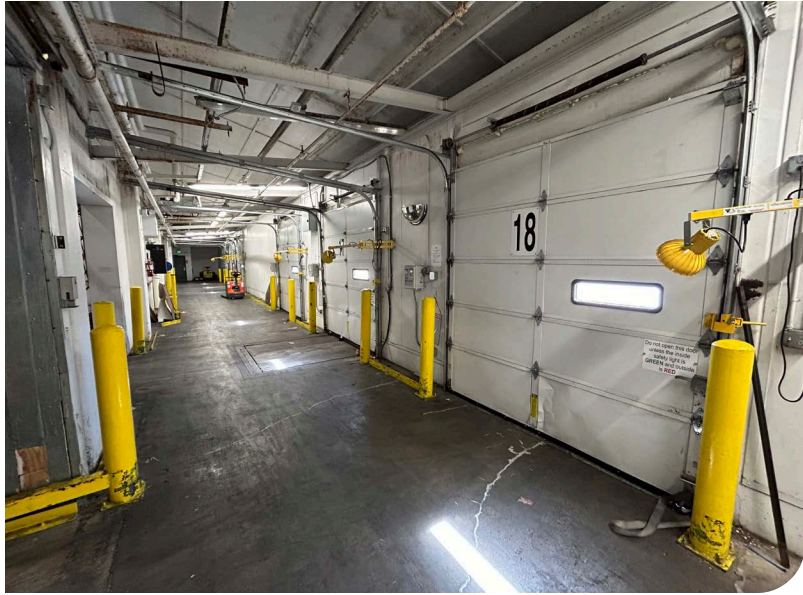


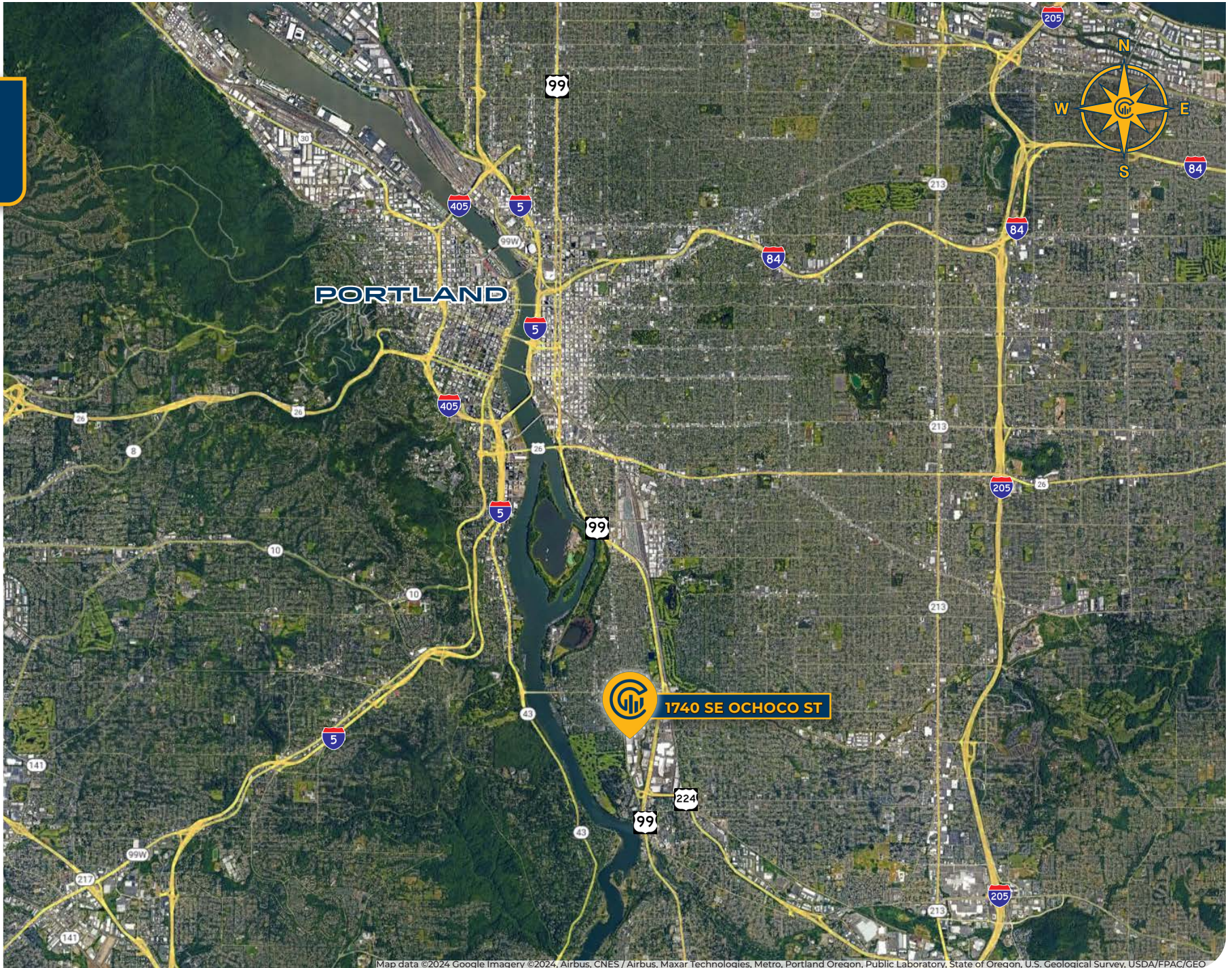


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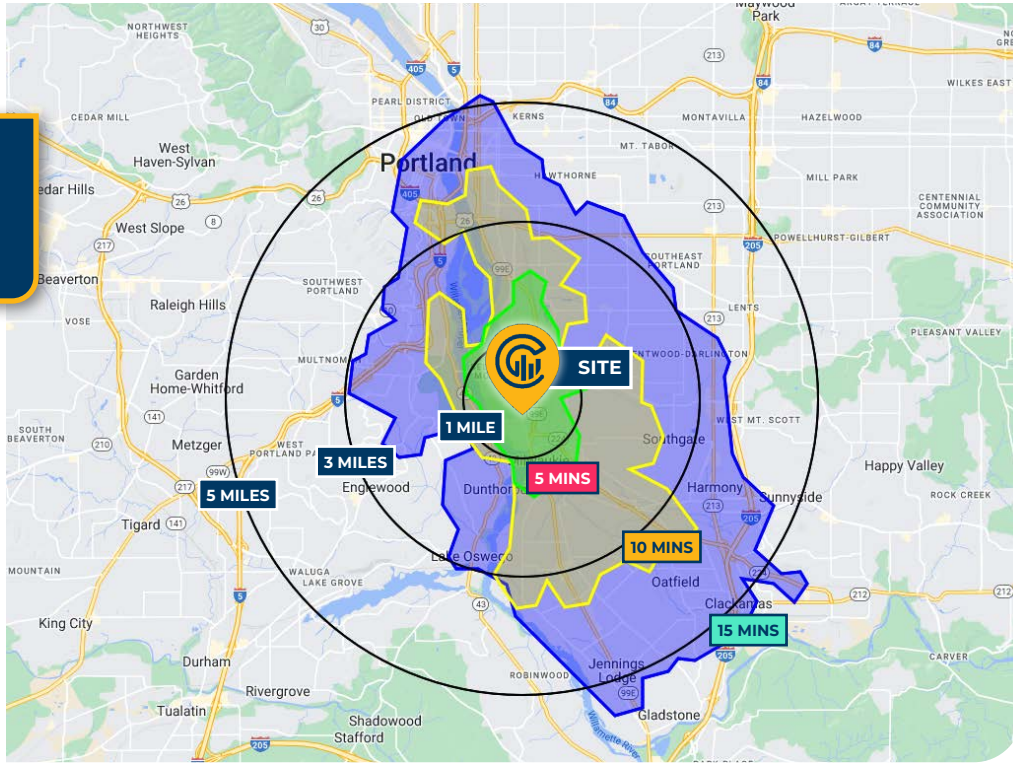
# LOCAL AERIAL MAP



Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/Geo



# DRIVE TIMES & DEMOGRAPHICS



**76**

Walk Score®  
"Very Walkable"



**82**

Bike Score®  
"Very Bikeable"



**45**

Transit Score®  
"Some Transit"

Ratings provided by  
www.walkscore.com/

## AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2023 Estimated Population	14,276	123,591	387,654
2028 Projected Population	13,864	117,903	372,759
2020 Census Population	14,613	126,349	391,551
2010 Census Population	12,397	115,766	356,273
Projected Annual Growth 2023 to 2028	-0.6%	-0.9%	-0.8%
Historical Annual Growth 2010 to 2023	1.2%	0.5%	0.7%
<b>Households &amp; Income</b>			
2023 Estimated Households	6,710	54,973	176,536
2023 Est. Average HH Income	\$126,048	\$146,922	\$141,658
2023 Est. Median HH Income	\$95,811	\$104,728	\$102,416
2023 Est. Per Capita Income	\$59,362	\$65,617	\$64,821
<b>Businesses</b>			
2023 Est. Total Businesses	961	7,591	30,797
2023 Est. Total Employees	6,243	51,557	242,478

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 11/2023,  
TIGER Geography - RS1

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