



FOR LEASE



9255 SE MCBROD AVENUE

Industrial Property For Lease

± 14,400 SF (± 2,000 SF Office) | 1.01 AC | \$0.91 SF/mo + NNN

9255 SE McBrod Avenue, Milwaukie, OR

- Very clean, light industrial building with good power
- 17' - 18' clear height
- Covered dock loading
- Terrific location, one block from McGloughlin Blvd, and two blocks from the on ramp to Hwy 224, which leads to I-205
- Good office floor plan with tenant improvements available for general updating (flooring, paint, etc) to fit your company image
- Paint booth/modified clean room available for purchase through 1/31/2026

CURT ARTHUR, SIOR

Principal | Licensed in OR

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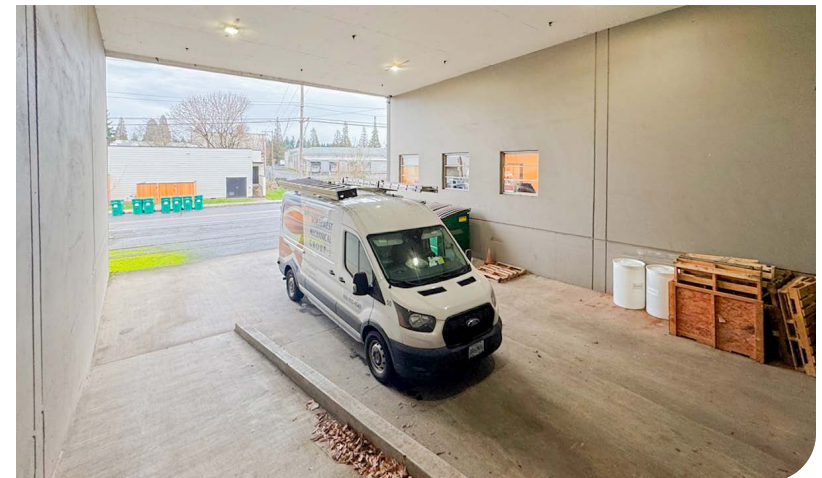
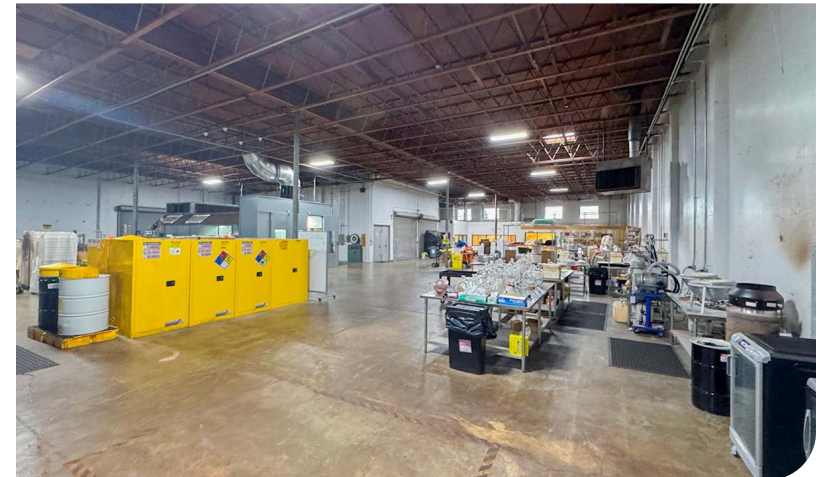
PROPERTY SUMMARY



**FOR
LEASE**



PROPERTY DETAILS	
Address	9255 SE McBrod Avenue Milwaukie, OR 97222
Available Space	± 14,400 SF (± 2,000 SF Office)
Lease Rate	\$0.91 SF/month (NNN)
Use Type	Industrial
Clear Height	17' - 18'
Dock High Doors	2
Grade Level Doors	1
Availability	March, 2026

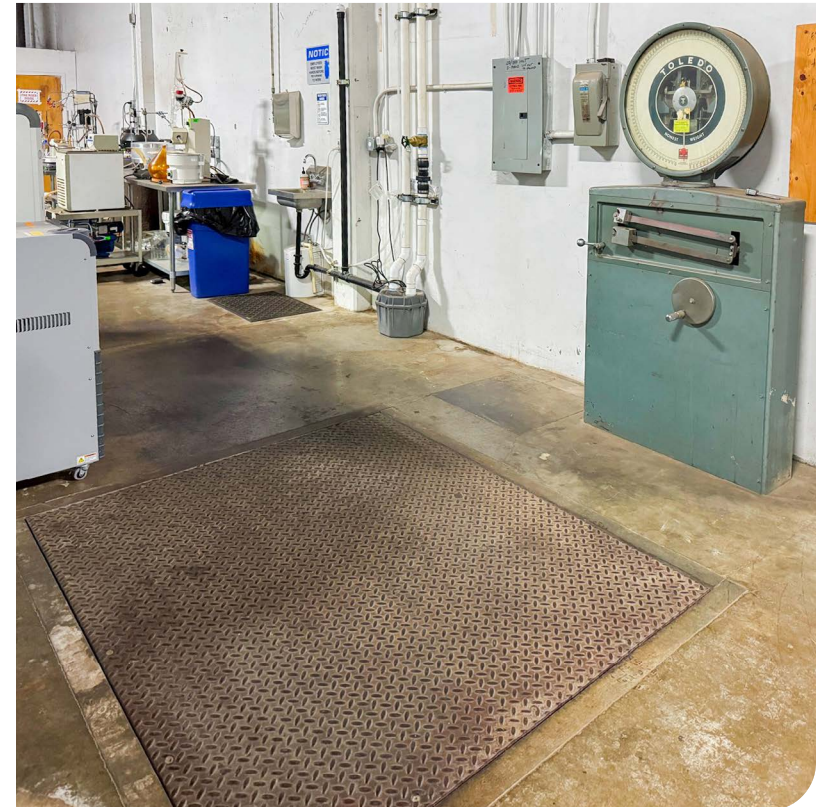
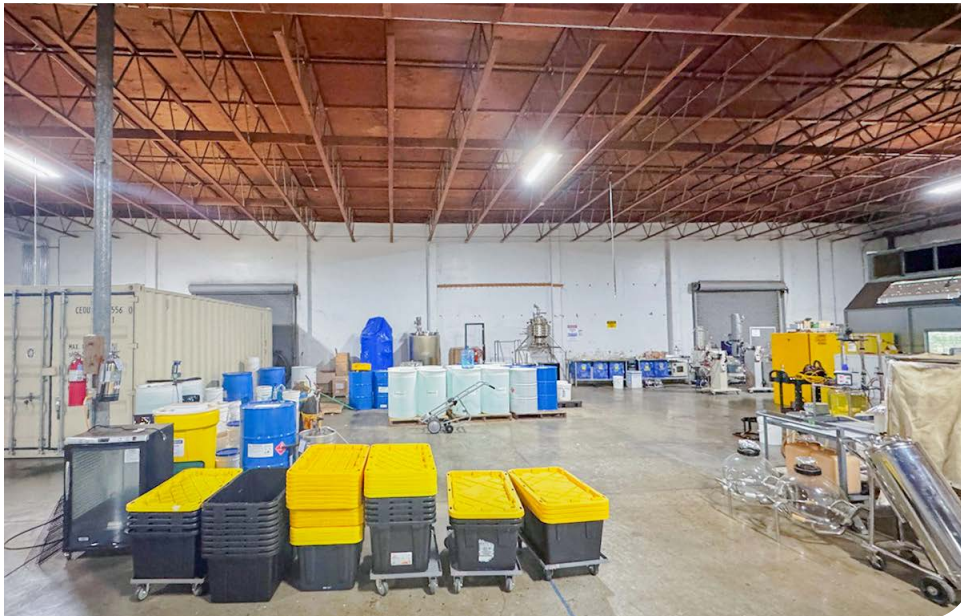


FLOOR PLAN

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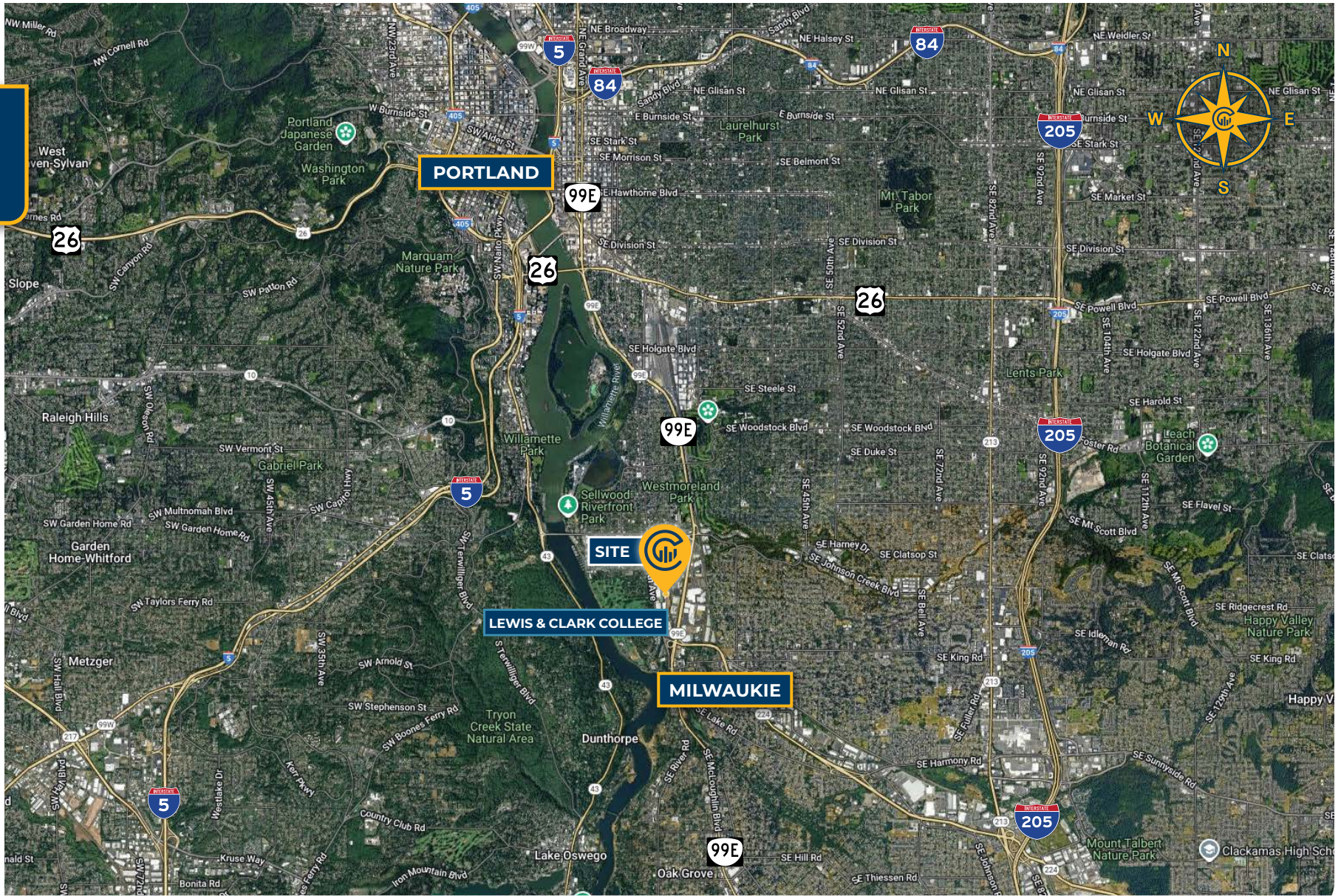


INTERIOR PHOTOS





LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/ GEO



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