



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

**503.588.4146**

[curt.arthur@capacitycommercial.com](mailto:curt.arthur@capacitycommercial.com)

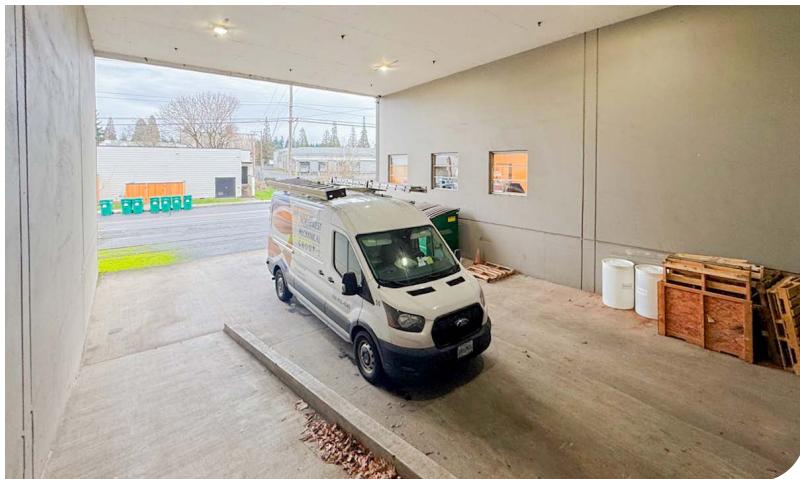
# PROPERTY SUMMARY



**FOR  
LEASE**

## PROPERTY DETAILS

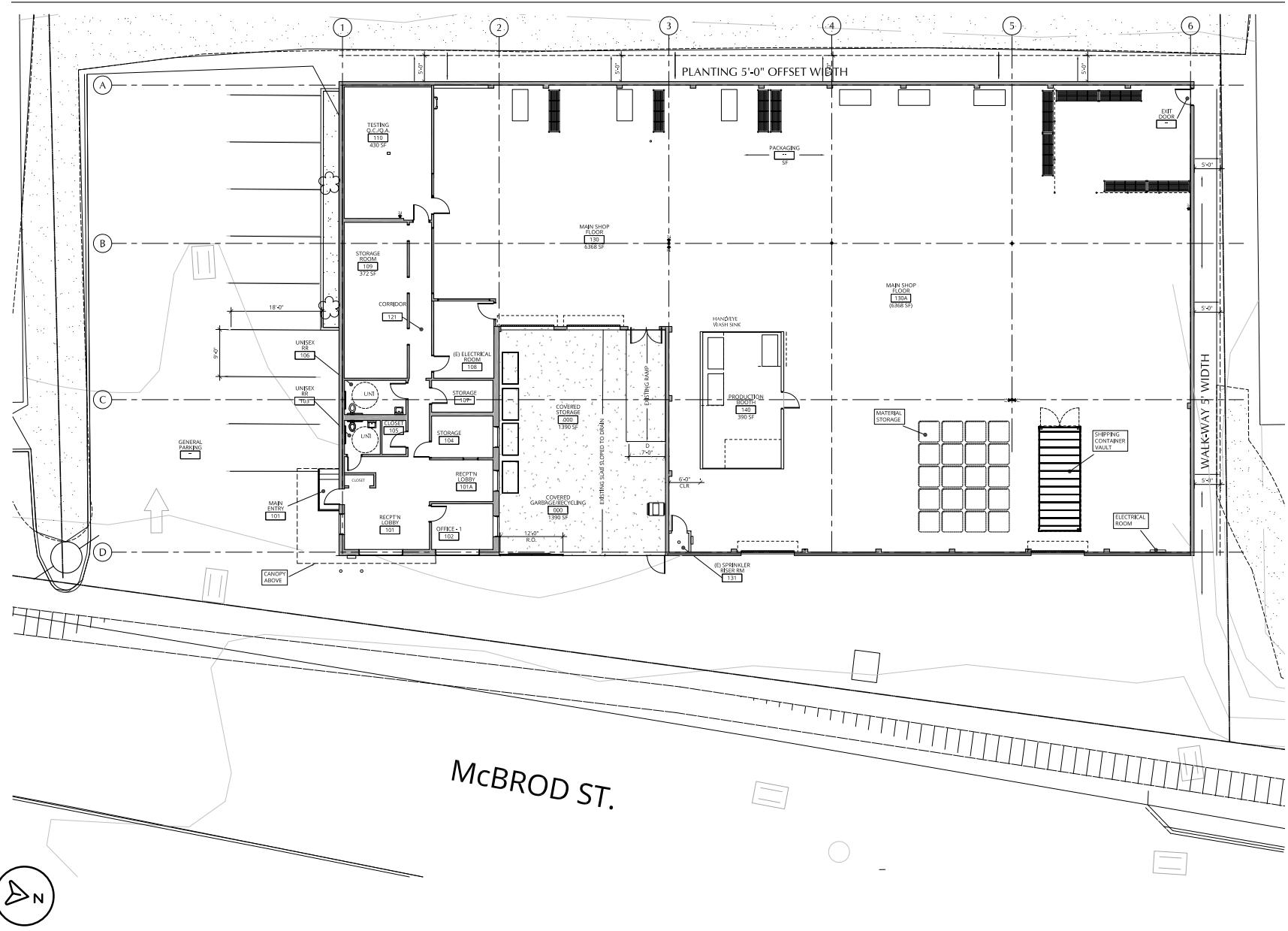
<b>Address</b>	9255 SE McBrod Avenue Milwaukie, OR 97222
<b>Available Space</b>	± 14,400 SF (± 2,000 SF Office)
<b>Lease Rate</b>	\$0.91 SF/month (NNN)
<b>Use Type</b>	Industrial
<b>Clear Height</b>	17' - 18'
<b>Dock High Doors</b>	2
<b>Grade Level Doors</b>	1
<b>Availability</b>	March, 2026





## FLOOR PLAN

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Capacity Commercial Group | 4160 Commercial St SE, Salem, Oregon | 503-588-0400 | capacitycommercial.com

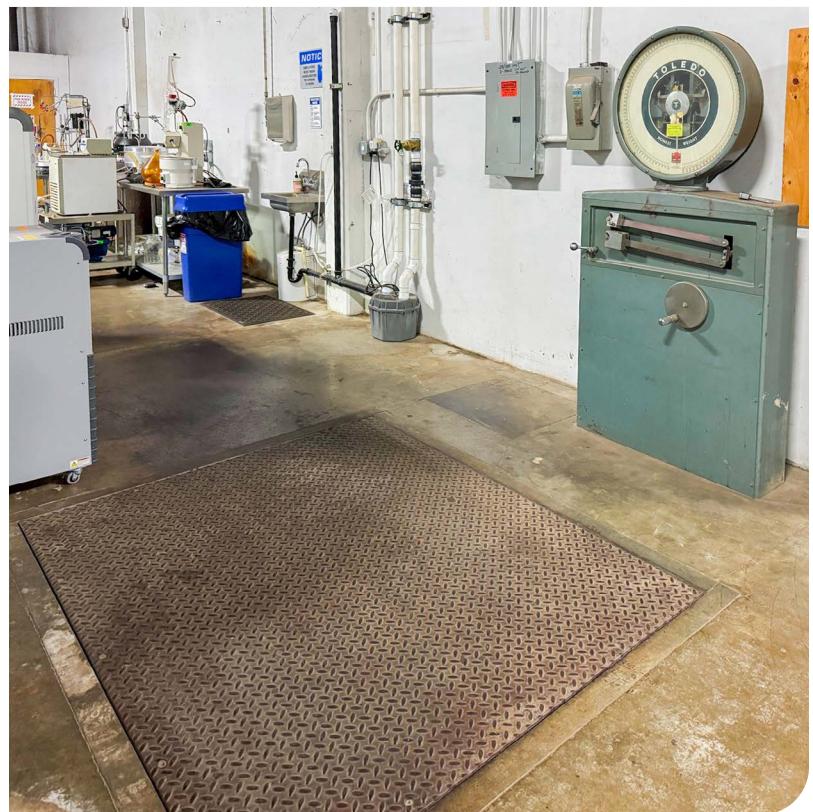
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## FLOOR PLAN

9255 SE McBrod Avenue, Milwaukie, OR 3

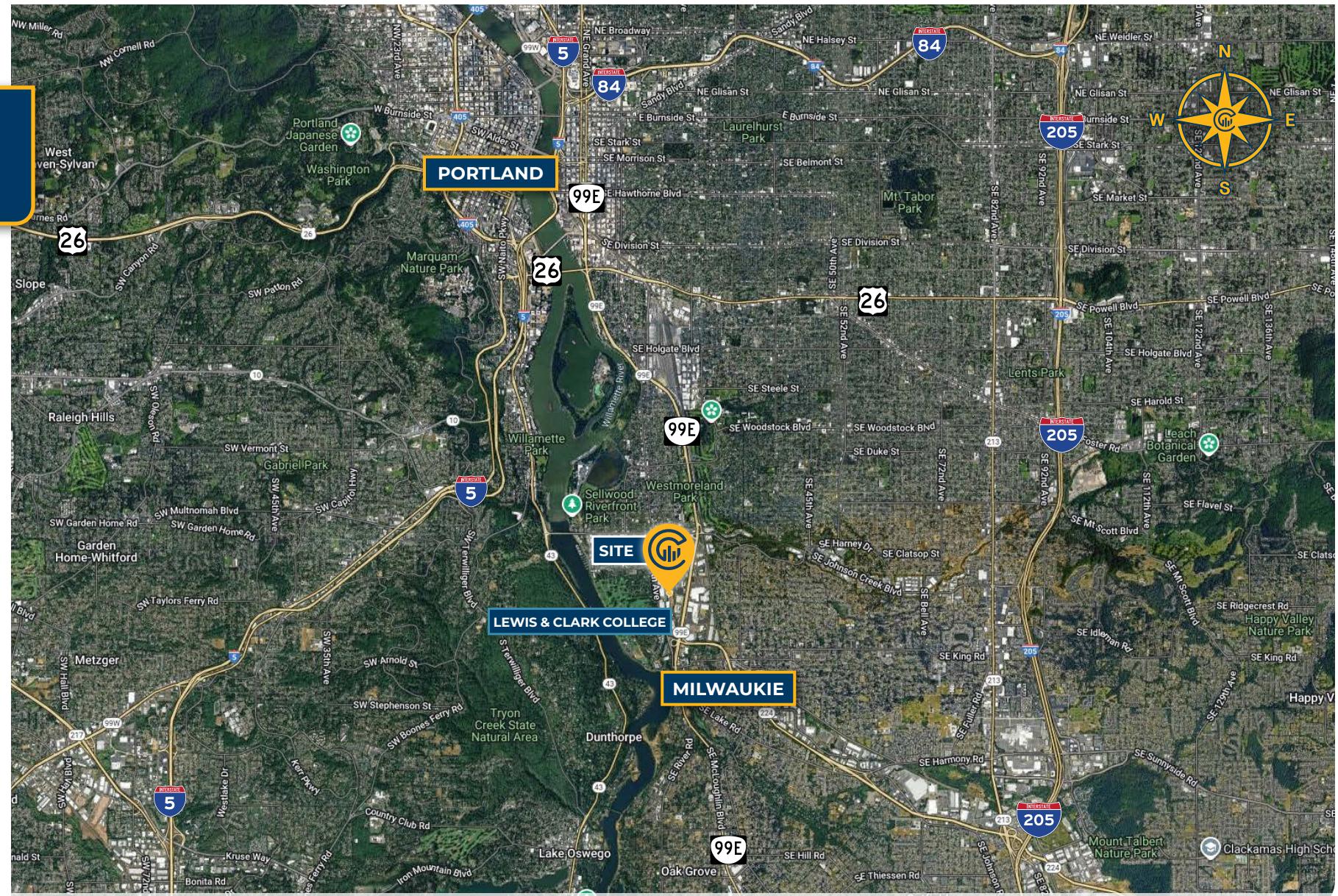


## INTERIOR PHOTOS





LOCAL AERIAL MAP



\*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at [SitesUSA.com](https://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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## LOCAL AERIAL MAP

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