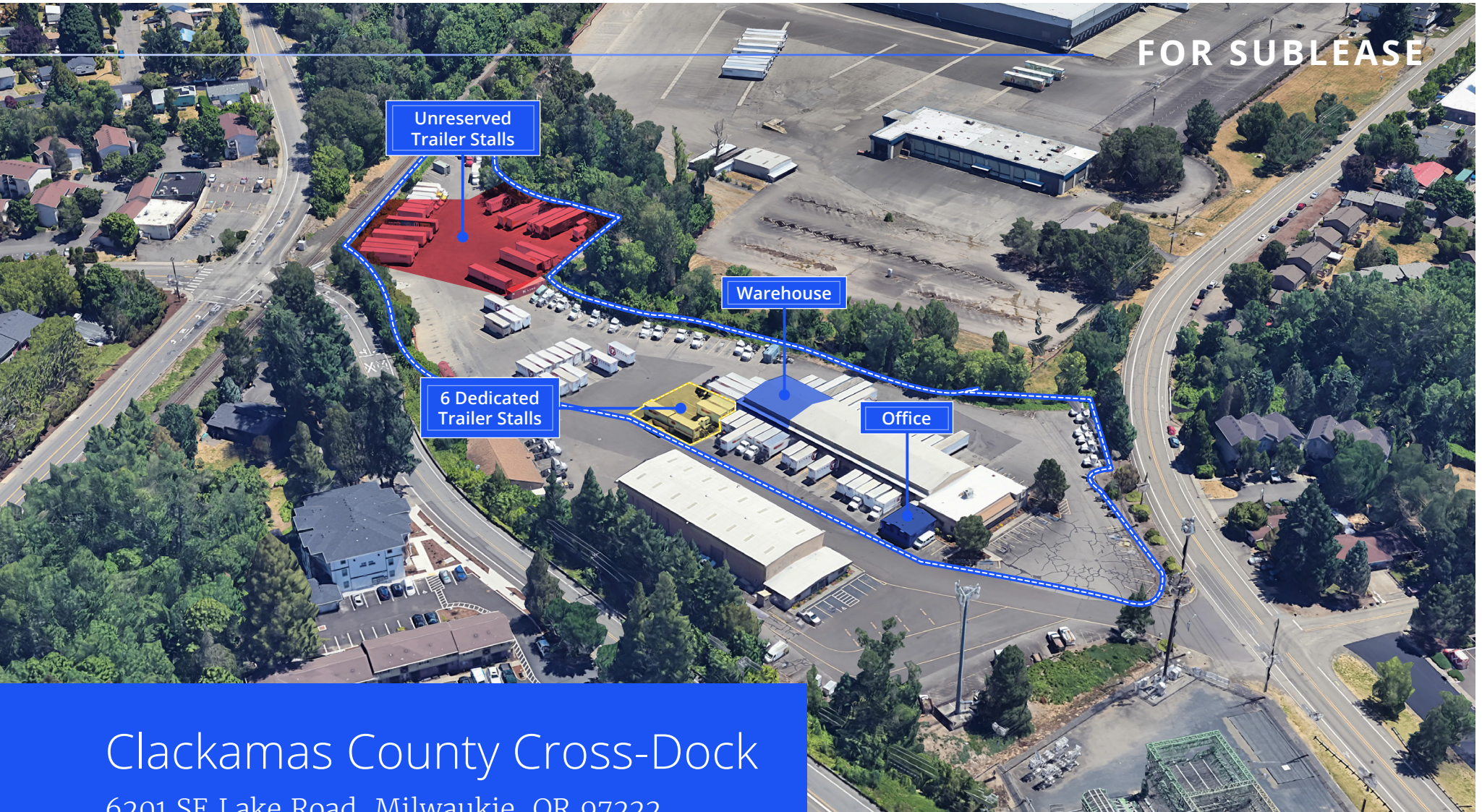


FOR SUBLEASE



Clackamas County Cross-Dock

6201 SE Lake Road, Milwaukie, OR 97222

Tom Knecht, SIOR

Vice President

+1 503 499 0069

tom.knecht@colliers.com



Accelerating success.

Clackamas Industrial Building

6201 SE LAKE RD, MILWAUKIE, 97222

Leasing Opportunity | ±3,837 SF Industrial Space

Centrally located in the sought-after Clackamas submarket.

FOR LEASE

Call Brokers for Pricing

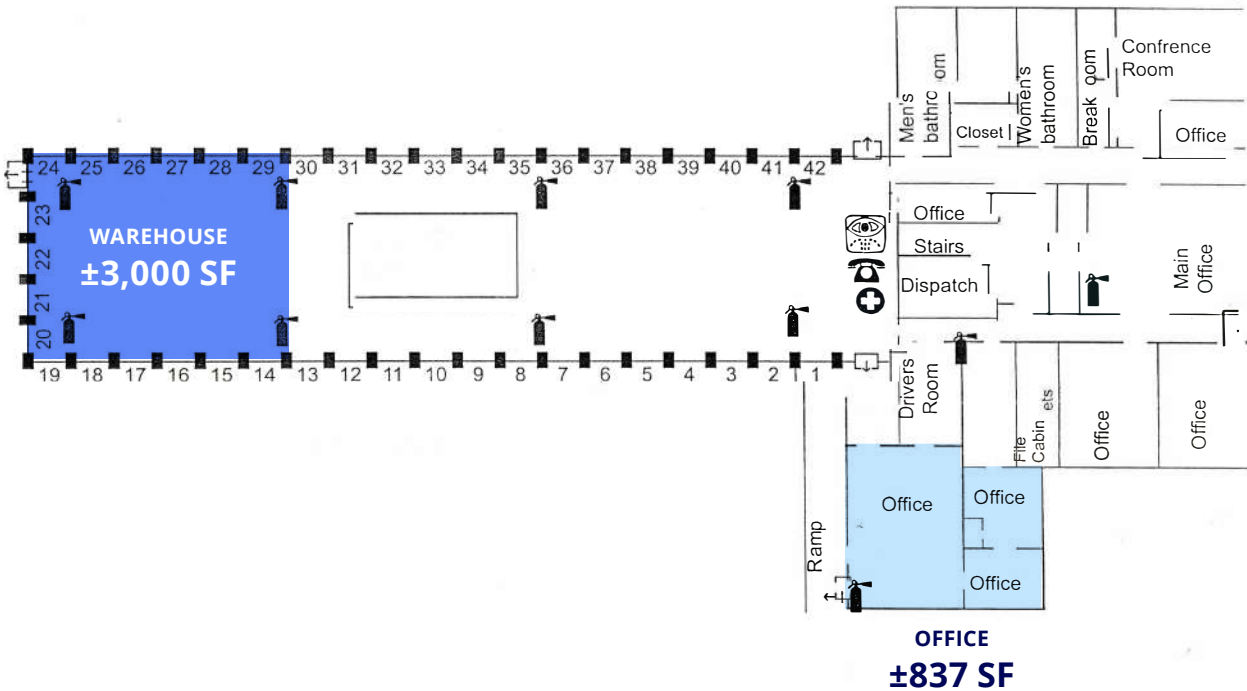
Clackamas Submarket:

The Clackamas submarket, positioned just southeast of Portland and bisected by Interstate 205, has established itself as one of the most sought-after industrial hubs in the metro area. With immediate freeway and rail access, it has become the core food and beverage district for the region and a magnet for logistics, distribution, and manufacturing companies such as Bob’s Red Mill and Kroger Logistics. The submarket’s central location, efficient access to population centers, and strong transportation infrastructure also make 6201 SE Lake Road exceptionally well suited for last-mile delivery operations, easily serving the greater Portland metropolitan area. This combination of prime location, connectivity, and established industry leaders continues to attract businesses and skilled workers to Clackamas within the Portland industrial market

Property Details

Total Building SF	±13,330
Available Space	±3,837 SF
Office SF	±837 SF finished office space
Trailer Stalls	6 dedicated stalls with 20+ additional stalls available on an unreserved basis
Ceiling Height	16'
Dock Doors	16 doors (9' x 10')
Grade Doors	None
Truck scale	On site
Auto Parking	12 stalls
Sublease	Sublease to 2/28/2027
Available	Now
Expansion	Possible additional 1,000 SF available in building
Security	Gated, secured site with surveillance cameras (30 day recordings) and continuous on-site tenant activity, providing enhanced security
Other	Cross-dock configuration

Floor Plan



Property Features

- Gated and secured
- Cross-docks
- Flexible I-G (General Industrial) zoning allows for a wide variety of general industrial uses
- 5,000 gallon on site fueling tank available for lease from sublessee; \$300/month rental fee to access, but will get fuel at cost
- Front entry gate is secured on weekends and remains open during the week with Titan Freight staff on-site 24/5

±3,837
square feet
available

Building Photos



Area Map



Driving Distances

Interstate 205 1.5 miles

Interstate 5 8.4 miles

Interstate 84 9 miles

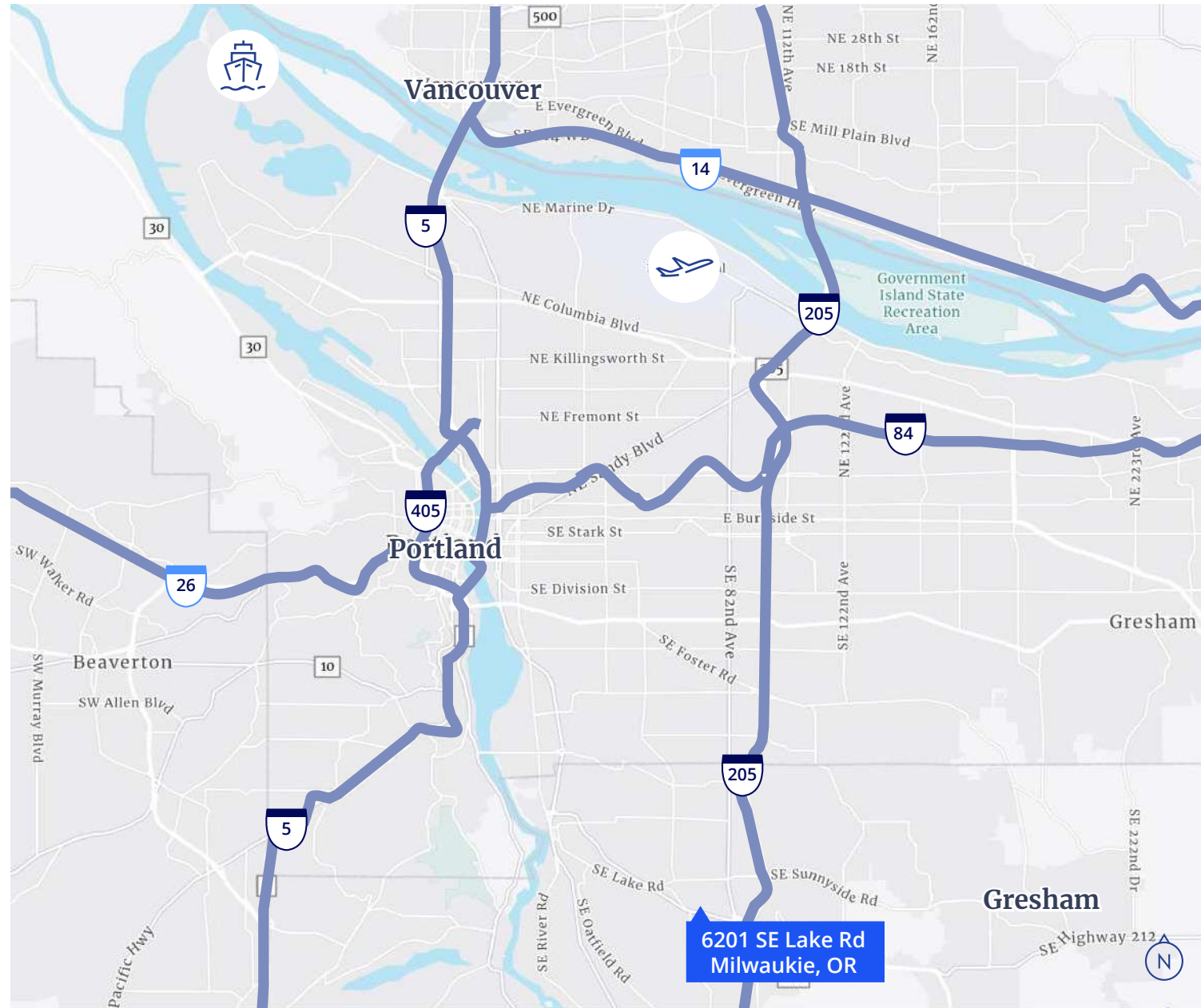
Downtown Portland 9.3 miles

Portland Int'l Airport 14.2 miles

Downtown Vancouver 15.8 miles

Port of Portland Terminal 6 19 miles

Tacoma 153 miles



Corporate Neighbors



For more information, contact:

Tom Knecht, SIOB

Vice President

+1 503 499 0069

tom.knecht@colliers.com



Accelerating success.

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International OR LLC.