



FOR LEASE



## GRAMARK BUSINESS PARK

### Available Industrial Space

± 11,200 SF with ± 1,500 SF Office

**5497 SE International Way, Milwaukie, OR 97222**

- Two (2) Dock Doors and Two (2) Grade Doors
- 20+ Off-Street Parking Spots
- Available Now
- 15 Minutes to Downtown Portland
- 5 Minutes to I-205
- Free-standing Building

### **SCOTT KAPPES, SIOR**

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PROPERTY SUMMARY



FOR LEASE



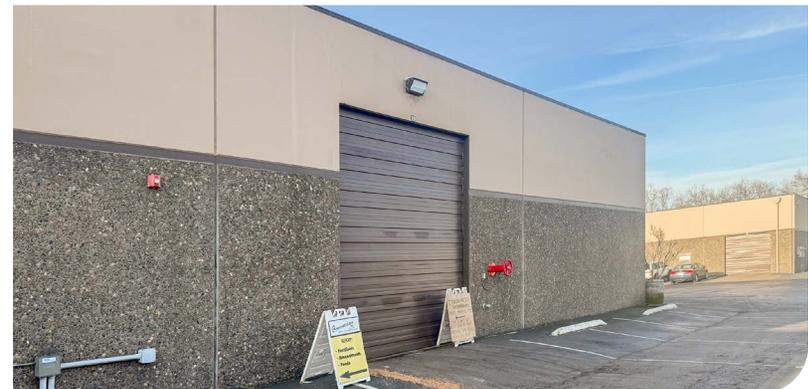
PROPERTY DETAILS	
Address	5497 SE International Way Milwaukie, OR 97222
Available Space	± 11,200 SF
Office SF	± 1,500 SF
Dock Loading	Two (2) Dock Doors
Grade Loading	Three (3) Grade Doors
Clear Height	16'
Sprinklers	Yes
Parking	± 20 Off-Street Parking Spots
Power	Heavy (Est. 400 amps, 480V, 3-phase)
Availability	Now
Lease Rates	\$.85/\$1.10/SF and \$.35/SF NNNs

Location Features

- Frontage on SE International Way
- Located in the Clackamas Enterprise Zone
- One Block from Hwy 224
- 2 Miles to I-205
- 14 Miles to Portland International Airport

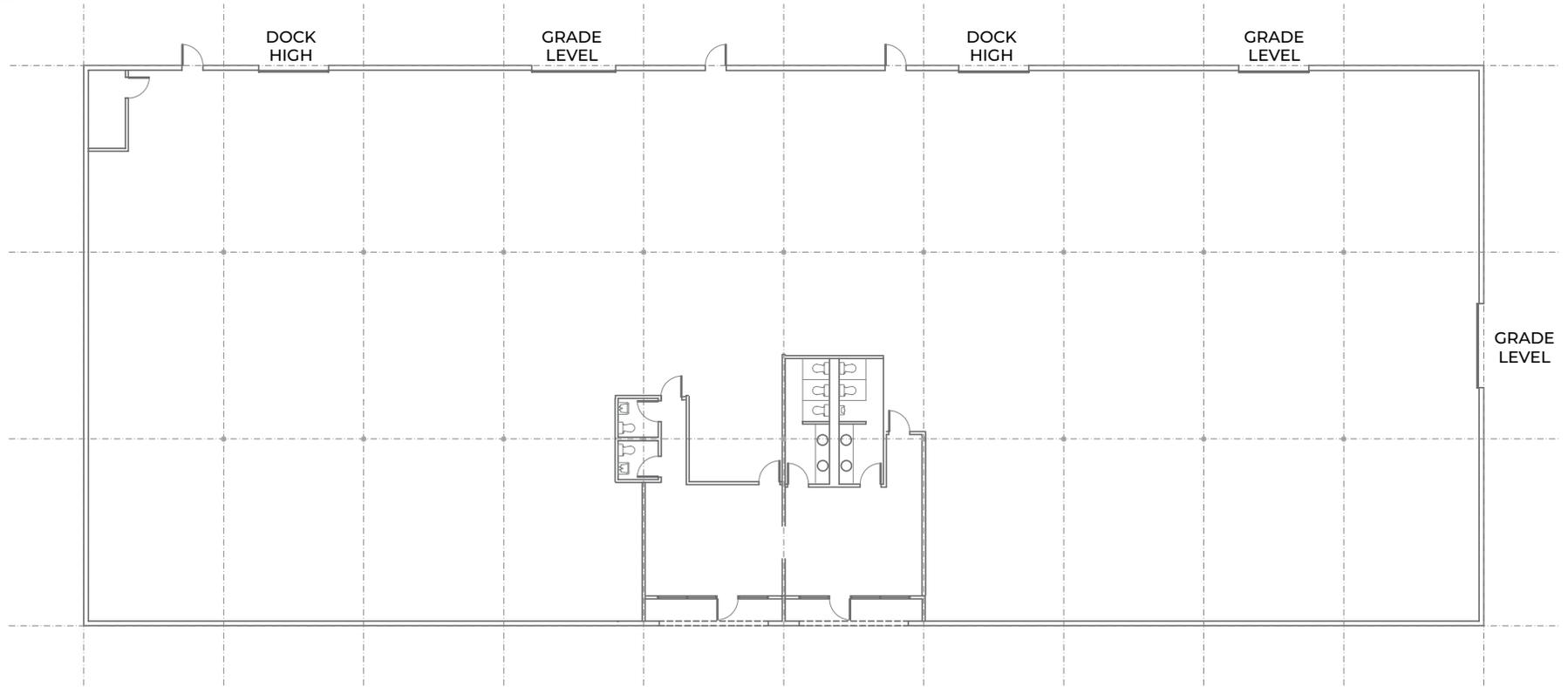
Nearby Highlights

- Breakside Brewery
- Clackamas Town Center
- Costco
- Dave's Killer Bread
- Gensco Inc
- Joe's Saloon & Eatery
- Shamrock Medical
- Makin Thai & Sushi
- Milwaukie Self Storage
- New Seasons



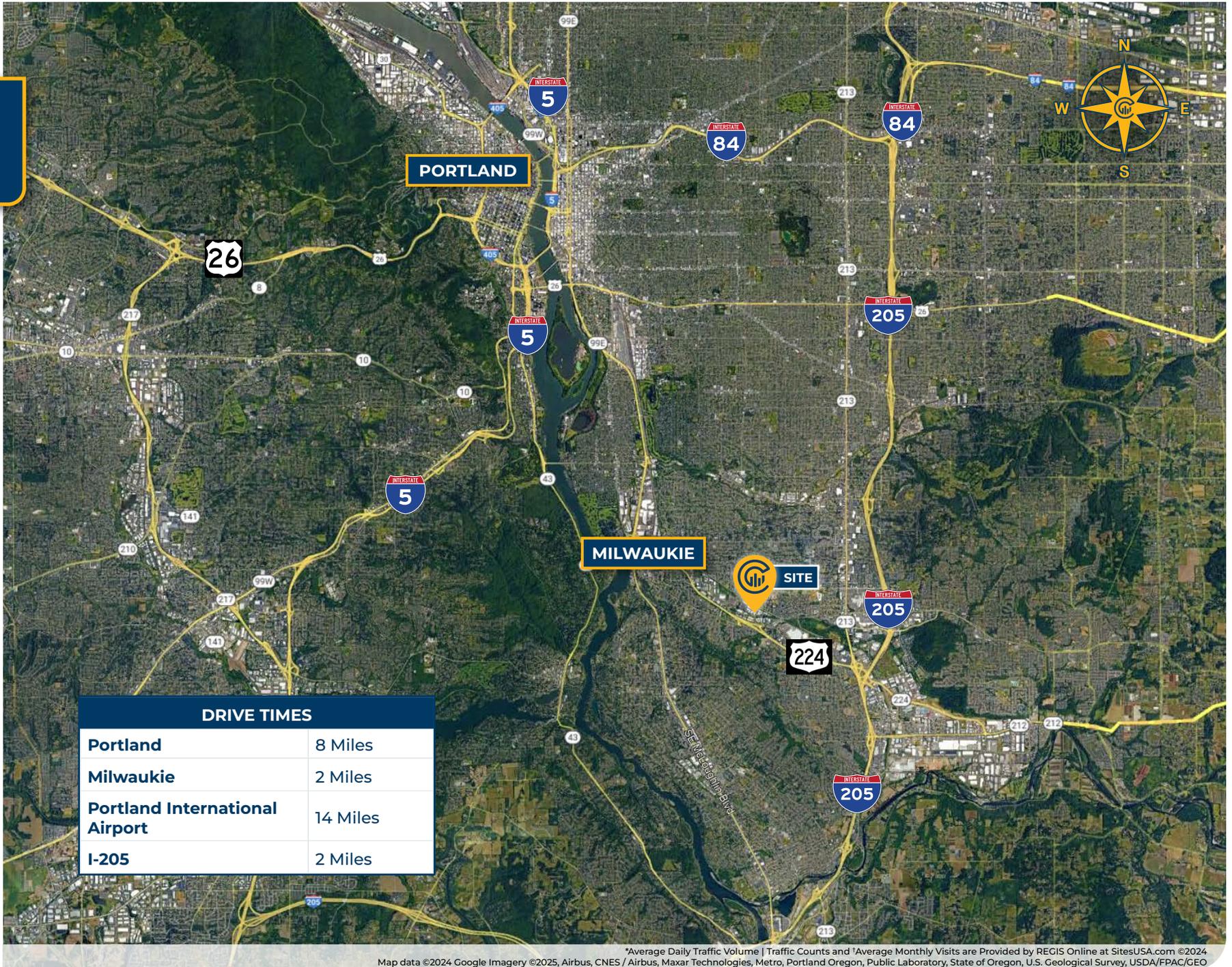


# FLOOR PLAN



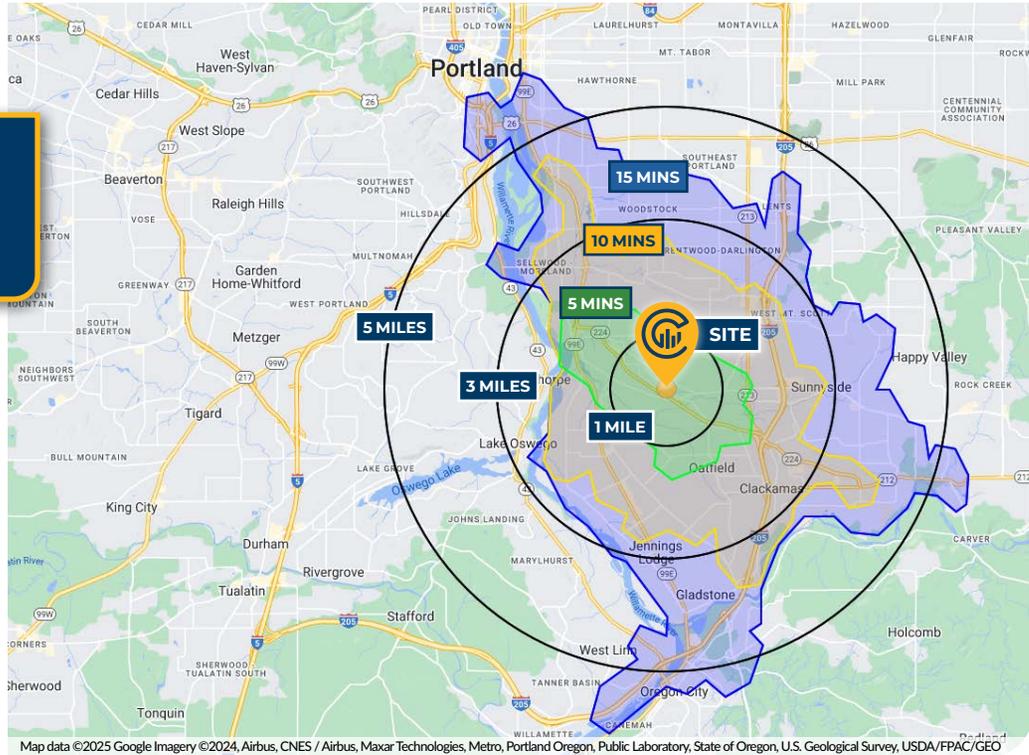


# LOCATION MAP





# DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	9,371	118,324	300,789
2030 Projected Population	9,366	116,427	295,468
2020 Census Population	9,704	119,945	307,701
2010 Census Population	9,529	113,263	280,702
Projected Annual Growth 2025 to 2030	-	-0.3%	-0.4%
Historical Annual Growth 2010 to 2025	-0.1%	0.3%	0.5%
Households & Income			
2025 Estimated Households	3,892	49,826	123,732
2025 Est. Average HH Income	\$111,546	\$120,027	\$139,835
2025 Est. Median HH Income	\$92,834	\$94,694	\$107,166
2025 Est. Per Capita Income	\$46,507	\$50,747	\$57,737
Businesses			
2025 Est. Total Businesses	532	6,575	17,330
2025 Est. Total Employees	5,448	52,712	116,237

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - R51

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