



FOR LEASE



GRAMARK BUSINESS PARK

Available Industrial Space - Divisible
± 8,000 - 16,000 SF with ± 1,500 SF Office

5497 SE International Way, Milwaukie, OR 97222

- Two (2) Dock Doors and Three (3) 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

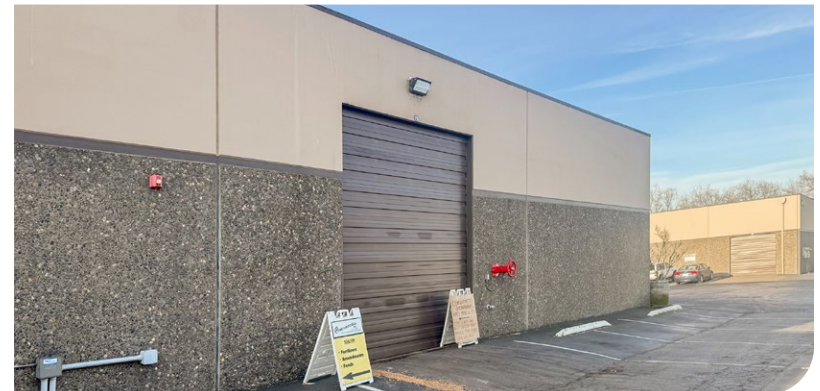
Address	5497 SE International Way Milwaukie, OR 97222
Available Space	± 8,000 - 16,000 SF
Office SF	± 1,500 SF
Dock Loading	Two (2) Dock Doors
Grade Loading	Three (3) Grade Doors
Clear Height	16'
Sprinklers	Yes
Parking	± 20 Off-Street Parking Spots
Power	Heavy (Est. 400 amps, 480V, 3-phase)
Availability	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

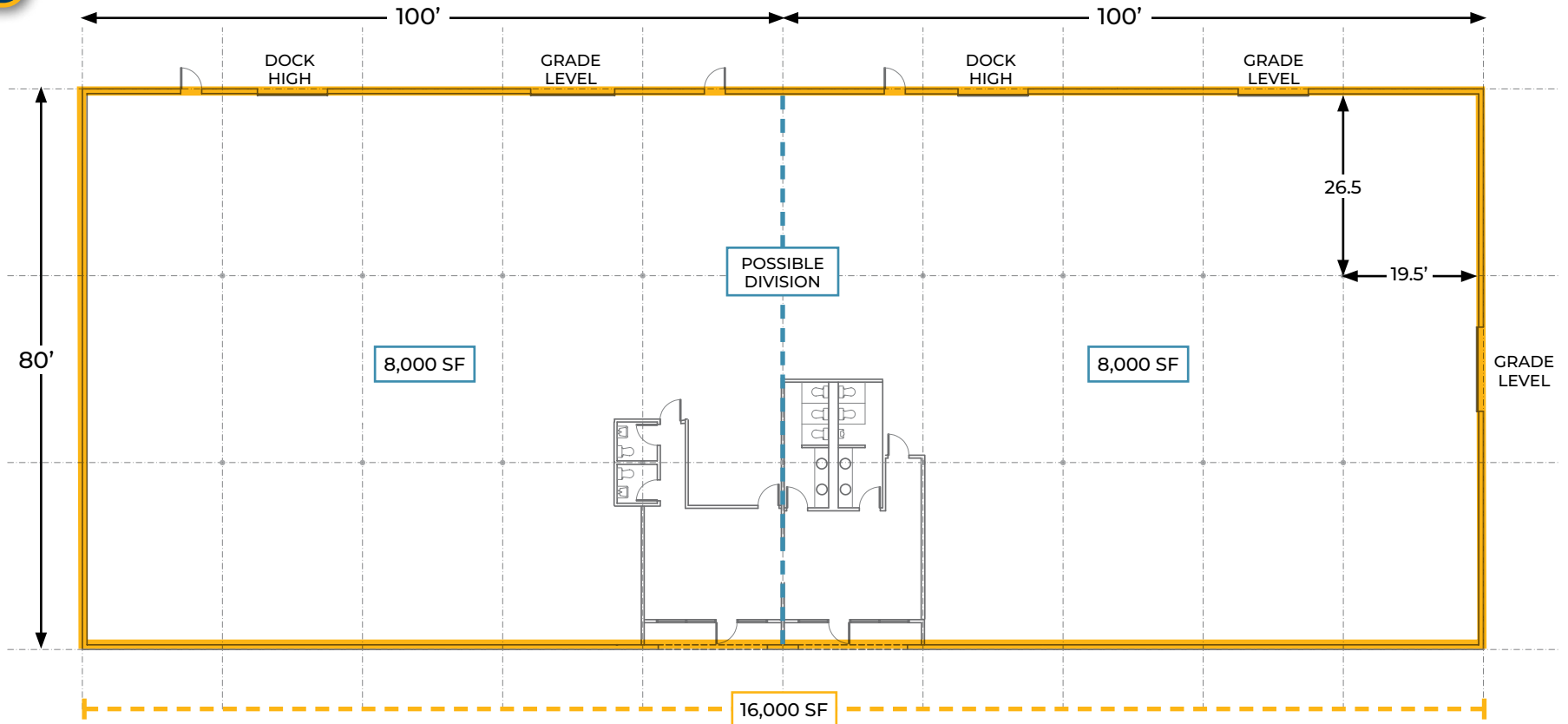
- Breakside Brewery
- Clackamas Town Center
- Costco
- Dave's Killer Bread
- Gensco Inc
- Joe's Saloon & Eatery
- Shamrock Medical
- Makin Thai & Sushi
- Milwaukie Self Storage
- New Seasons





FLOOR PLAN

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Interior dimensions shown



LOCATION MAP



DRIVE TIMES	
Portland	8 Miles
Milwaukie	2 Miles
Portland Int Airport	14 Miles
I-205	2 Miles

*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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