

# MILWAUKIE INDUSTRIAL SPACE

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9111 SE McBrod Avenue, Milwaukie, OR 97222



# FOR LEASE

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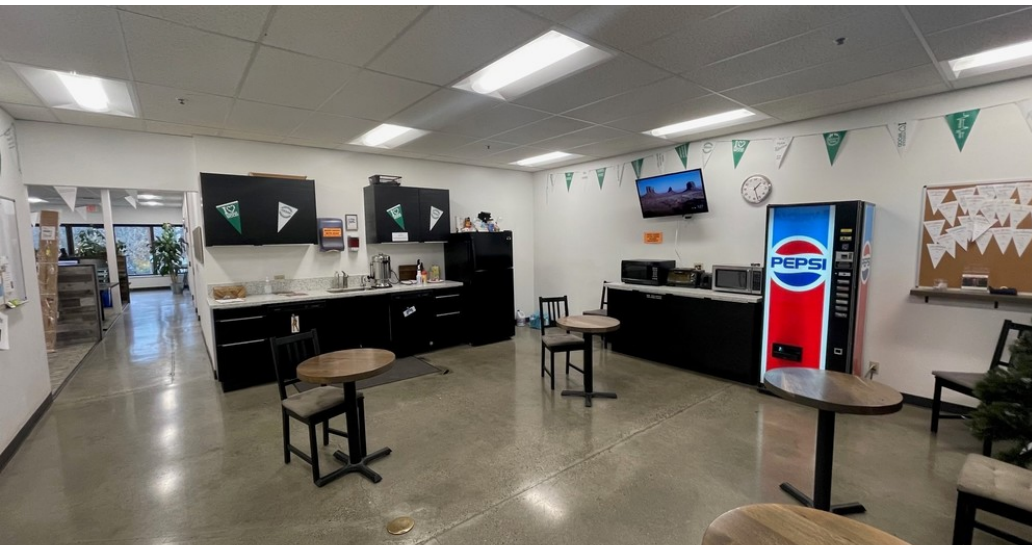


## PROPERTY DESCRIPTION

Recently updated industrial space available in Clackamas County. The building offers above standard power, dock and oversized grade level loading, and yard storage on site.

## OFFERING SUMMARY

Shell Rate:	\$0.75 SF/month (NNN)
Office Surcharge:	\$0.85 SF/month (NNN)
Warehouse Shell:	31,000 SF
Office:	6,240 SF
Lot Size:	2.5 Acres
Building Size:	51,790 SF



### PROPERTY HIGHLIGHTS

- 20'-22' clear height
- 2,000 amps, 480 volt, three-phase and 1,500 amps, 230 volt, three-phase power
- Fully sprinklered
- 2 grade level and 2 dock high loading doors
- Natural gas backup generator (Onan 150 amps, 240 volt)
- Parking: 35+ surface spaces not including yard
- Zoned North Milwaukie Employment Zone (NMEZ). Primary allowed uses: manufacturing and production, construction (contractors and related businesses), wholesale trade, warehousing, distribution, repair and service, trade schools and training facilities, creative space and studios, and office (corporate HQ).



## LEGEND

■ Available

## AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE
■ 9111 SE McBrod Avenue	31,000 SF	NNN	\$0.75 SF/month

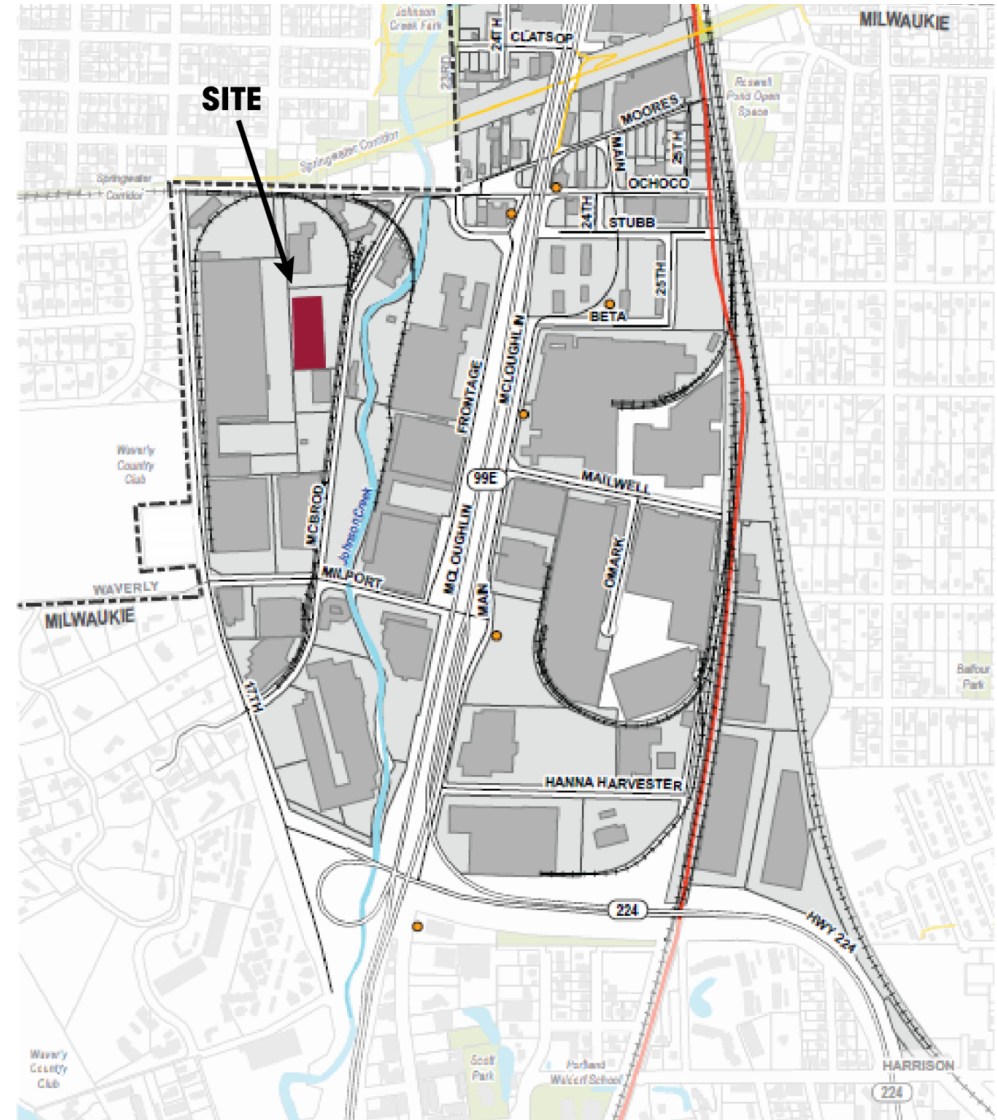
### NORTH MILWAUKIE INDUSTRIAL AREA COMP PLAN

The North Milwaukie Industrial Area (NMIA) is one of three industrially zoned areas in Milwaukie that is experiencing high demand for space and is an important location for the region's food processing industry cluster, warehousing and distribution functions, and incubator for future entrepreneurs. Building on this energy and these opportunities can create new activity and increased employment for the region.

The City, in partnership with Clackamas County and Metro, created this plan to understand how the NMIA is currently functioning as an employment hub and how to support and help guide its growth and evolution as a 21st century innovation district that meets the needs of diverse employment options over the next 20 years.

### MAIN FOCUS

- Increasing job density for the area
- Providing much needed commercial amenities to serve employees
- Accommodating office and industrial flex space for Milwaukie's broader community's growing and changing population
- Integrate McLoughlin Boulevard as both a transportation hub and gateway opportunity into Milwaukie that supports employment growth



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**LOCATION**

**DISTANCE**

**TIME**

Highway 99E	0.2 mi	1 min
Highway 224	0.5 mi	2 min
I-205	4.1 mi	11 min
I-5	3.9 mi	10 min
Portland City Center	5.7 mi	12 min
Portland International Airport	15.7 mi	23 min

