

FOR SALE

SE ROETHE RD

SE Roethe Rd, Milwaukie, OR 97267

REDSIDE

redsidepdx.com



\$2,302,220

PRICE

3.00 AC

TOTAL LOT SIZE

~2.64 AC

USABLE LAND

LIGHT INDUSTRIAL

ZONING

LAND

PROPERTY TYPE

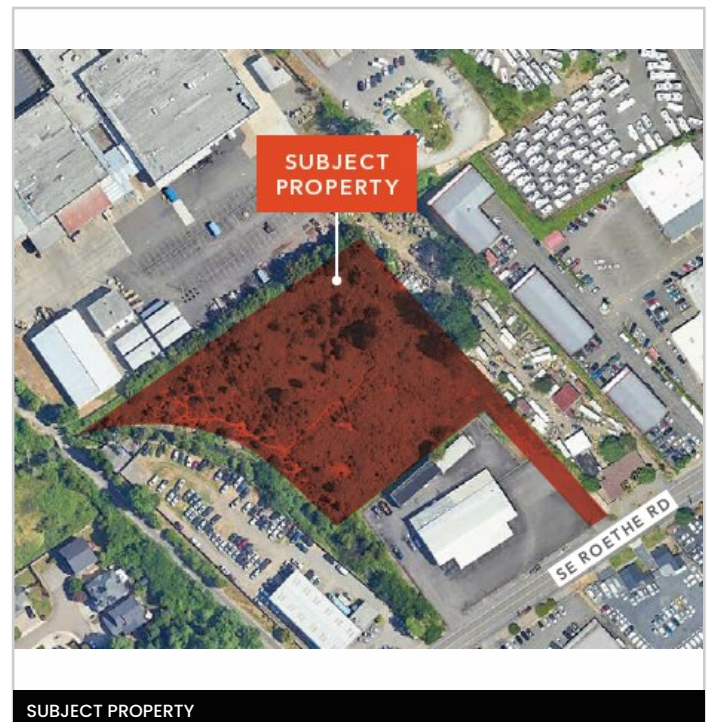
PROPERTY DESCRIPTION

Located in Milwaukie, OR, this vacant industrial tract consists of approximately 3 acres on SE Roethe Road, directly adjacent to and behind 4111 Roethe Road in Clackamas County. The site includes approximately 2.64 usable acres zoned LI for light industrial development, offering flexibility for manufacturing, distribution, or service operations. The surrounding area is home to a strong industrial base with close access to I-205, Highway 99E, and the greater Portland metro area — an advantageous opportunity to deploy new industrial product in a high-demand submarket.

HIGHLIGHTS

- Approximately 2.64 acres of usable light industrial land in Clackamas County
- Convenient access to I-205 and Highway 99E for regional connectivity
- Zoned LI, supporting diverse light industrial development uses
- Located on a flag lot for privacy, yet near the SE Roethe Road industrial corridor
- Strategic Portland metro location with established industrial neighbors

PROPERTY PHOTOS



SUBJECT PROPERTY



Danny McGinley

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Redside | PO Box 42310, Portland, OR 97205

The information contained herein has been obtained from sources deemed reliable but is not guaranteed. Prospective buyers should conduct their own investigation and due diligence.

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PROPERTY DETAILS

Price	\$2,302,220	Sale Type	Investment
Property Type	Land	Total Lot Size	3.00 AC
Property Subtype	Industrial	Zoning Description	Light Industrial (LI)
Proposed Use	Commercial	APN / Parcel ID	00293532

LOCATION & ACCESS

- Direct access to I-205 and Highway 99E for regional distribution
- Flag lot configuration offers privacy behind the Roethe Road frontage
- Established industrial corridor with strong, long-tenured neighbors
- Minutes from Highway 212/224 interchange and the Portland metro core
- Unincorporated Clackamas County — flexible LI zoning for a range of uses
- Full listing: loopnet.com/Listing/SE-Roethe-Rd-Milwaukie-OR/40582485

AERIAL VIEWS



AERIAL VIEW — NORTH



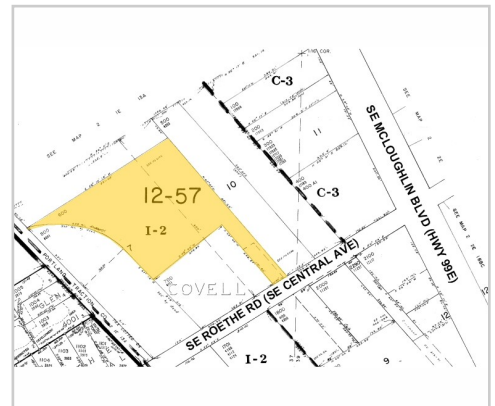
AERIAL VIEW — EAST



SITE BOUNDARY — AERIAL



AERIAL OVERVIEW



ZONING / PLAT MAP



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