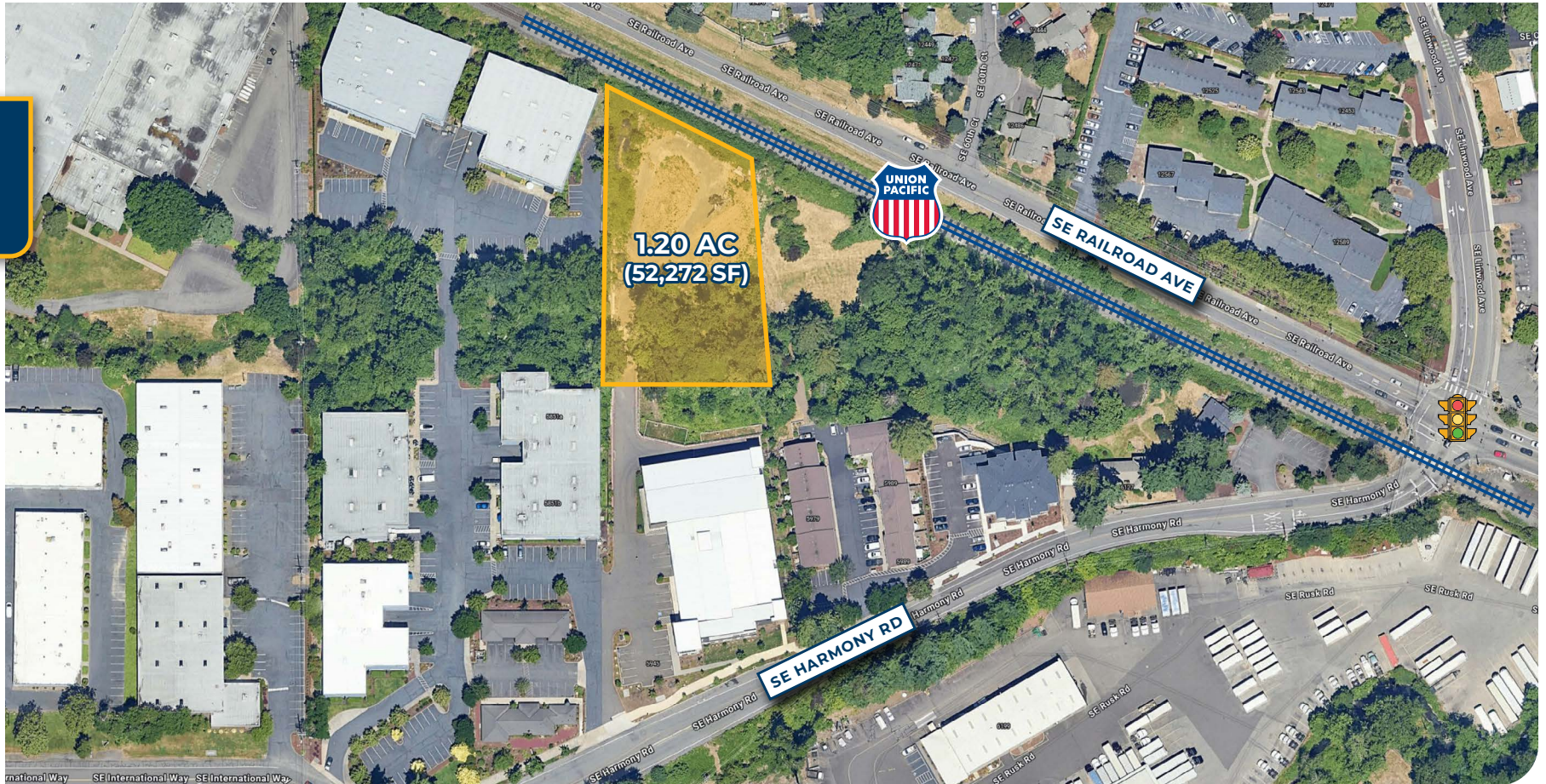




FOR SALE OR LEASE



DEVELOPMENT LAND

Development Land

±1.20 AC (±52,272 SF) | **Sale Price:** \$785,000 (\$15.00/SF)

For Lease: Call for Pricing

5965 SE Harmony Rd Portland, OR 97222, LOT A

- Zoning: BI - Business Industrial - [View Online](#)
- Industrial Land in Prime HWY 224/Milwaukie submarket
- Clackamas County
- Fenced Yard

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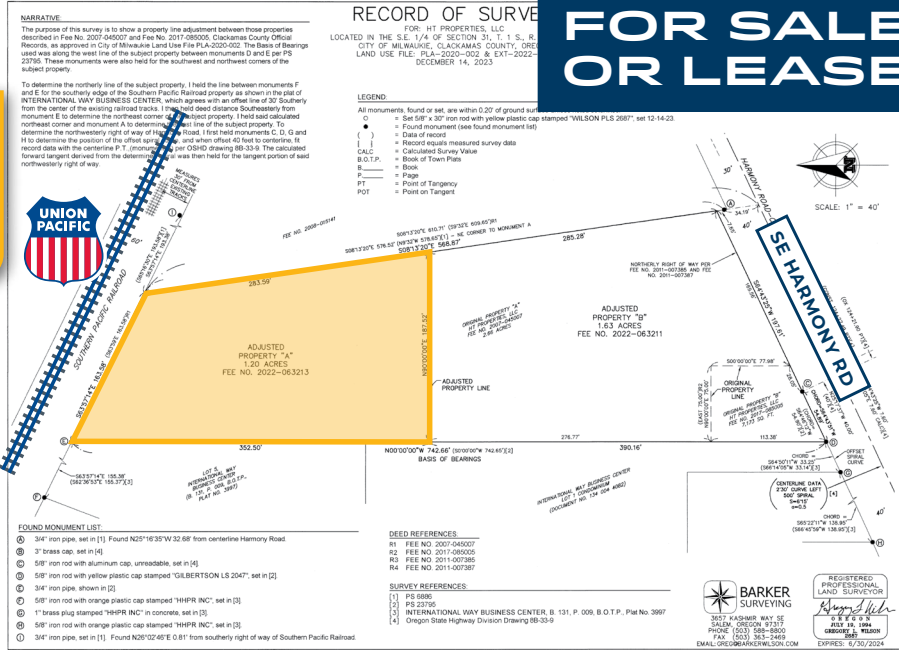
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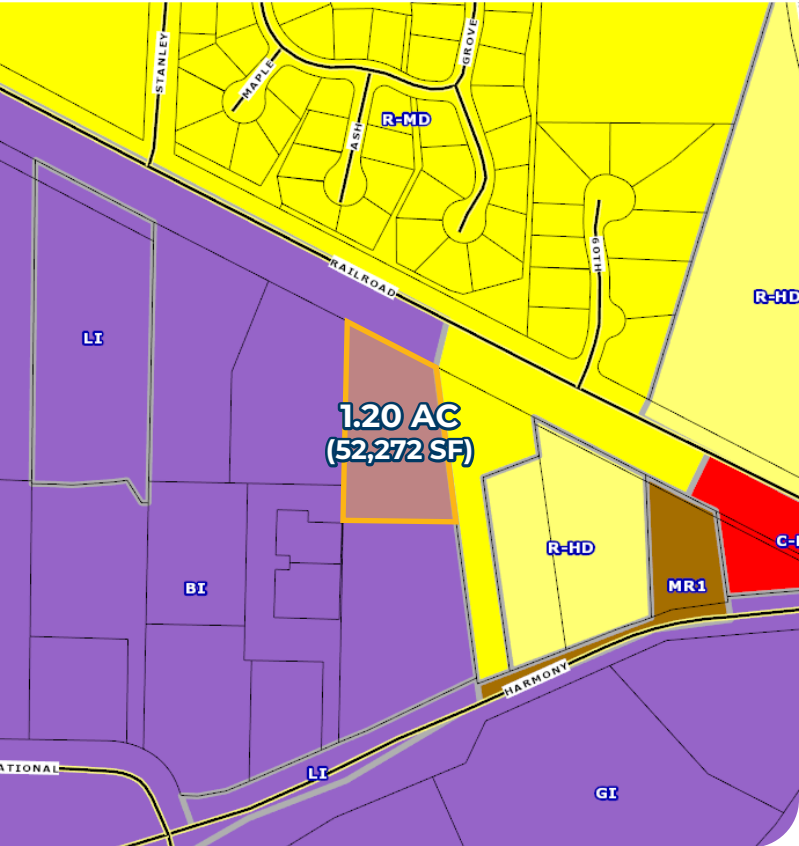
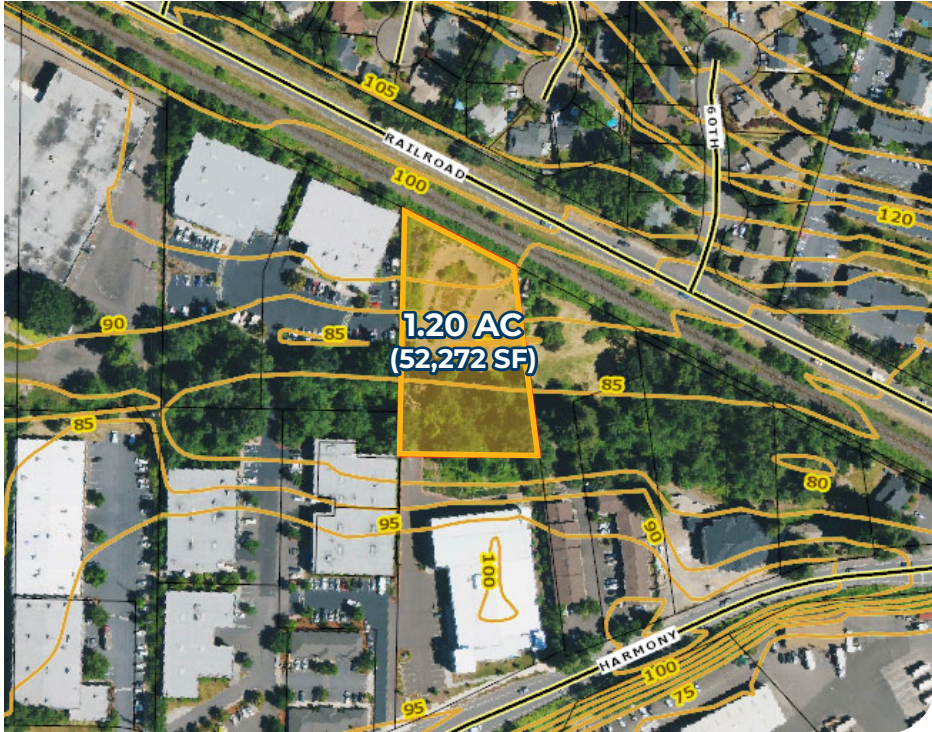
PROPERTY SUMMARY



FOR SALE OR LEASE

Property Overview	
Address	5965 SE Harmony Rd Portland, OR 97222
Asset Type	Development Land
Sale Price	\$785,000 (\$15.00/SF)
Ground Lease	Call for Pricing
Property Zoning	BI - Business Industrial - View Online
Size	±1.20 AC (±52,272 SF)
Property APN	00097120

Zoning: BI - Business Industrial

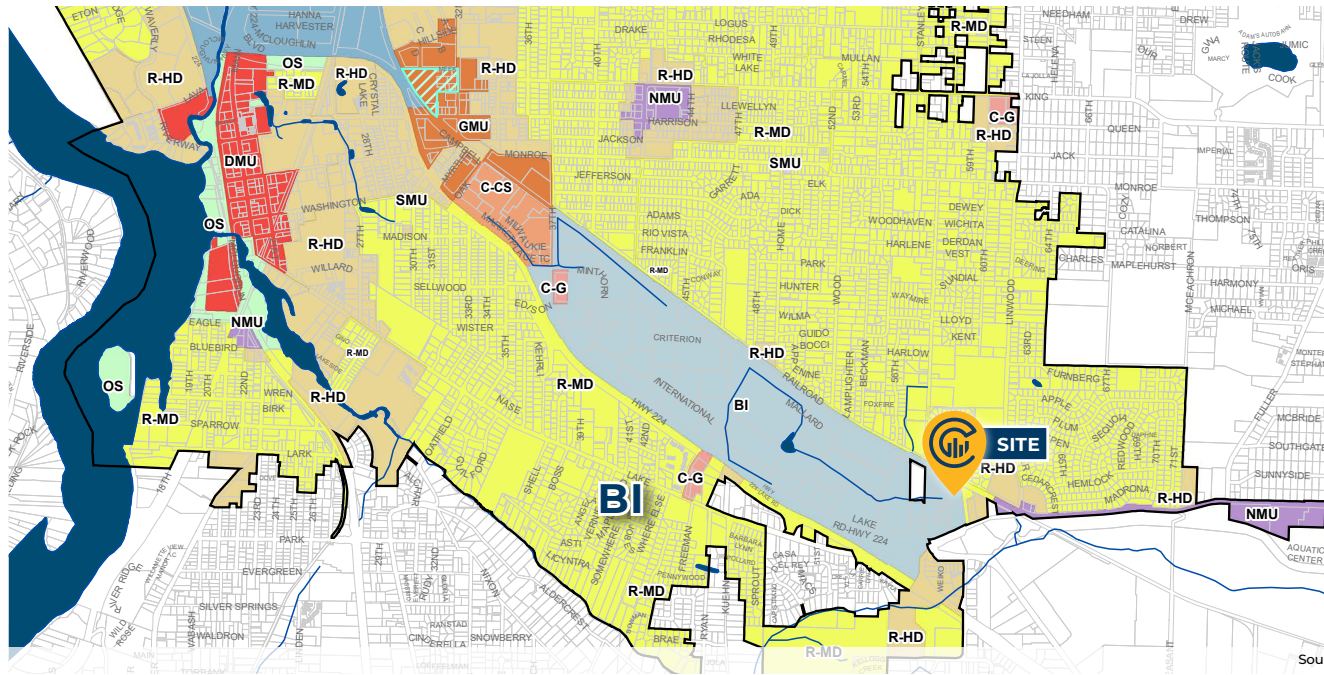




LOCAL AERIAL MAP



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
*Average Daily Traffic Volume | Traffic Counts and *Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025



Industrial	Commercial and Mixed Use
BI	NMU
M	SMU
MUTSA	C-G
NME	C-CS
	GMU
Residential	Flex Space Overlay
R-MD	City Boundary
R-HD	Water Body
Downtown	
DMU	
OS	

[View Zoning Code Online](https://www.milwaukieoregon.gov/gis/planning-maps)

Source: <https://www.milwaukieoregon.gov/gis/planning-maps>

§ 19.310. Business Industrial Zone BI

(Ord. 2025 § 2, 2011; Ord. 2051 § 2, 2012; Ord. 2134 § 2, 2016; Ord. 2140 § 2, 2017; Ord. 2168 § 2, 2019; Ord. 2243, 5/21/2024)

§ 19.310.1. Purpose.

This section is adopted to implement the policies of the Comprehensive Plan for industrial land uses providing a mix of clean, employee-intensive, industrial and office uses, with associated services, in locations supportive of mass transit and the regional transportation network.

§ 19.310.2. Uses Permitted Outright.

- A. The following business and industrial uses are allowed outright, subject to the standards of Subsection 19.310.6.
 - 1. Experimental, research, film, or testing laboratories, provided no operation shall be conducted or equipment used which would create hazards and/or nuisances off the site (marijuana testing or research shall also be subject to the security and odor control standards of Subsection 19.509.2);
 - 2. Manufacturing, processing, fabrication, packaging, or assembly of products from previously prepared materials;
 - 3. Printing, publishing, bookbinding, graphic or photographic reproduction, blueprinting or photo processing;
 - 4. Trade schools primarily serving the business community within the area.
- B. Business and professional offices, including product design, sales, service, packaging; corporate headquarters or regional offices.
- C. Warehousing and distribution (marijuana warehousing shall be subject to the security and odor control standards of Subsection 19.509.2).
- D. Contractors and Related Businesses. Businesses whose primary activity is performing specific building or other construction-related work, on- or off-site. Examples include: residential and nonresidential building construction, utility/civil engineering construction, specialty trade contractors, and moving companies.
- E. Any other use similar to the above uses but not listed elsewhere.

§ 19.310.3. Accessory Uses.

Uses accessory to and in conjunction with uses permitted outright may include the following:

- A. Employee lounges and dining rooms, employee day-care facilities, conference rooms for tenant use, newsstands, central mail room and self-service postal and banking facilities, and product information and display areas;
- B. Executive, administrative, design, or product showroom offices provided in conjunction with uses listed under Subsection 19.310.2 of this section;
- C. Indoor and outdoor recreational facilities, such as swimming pools, saunas, game and craft rooms, exercise and dance studios, community meeting rooms, lounges, playgrounds, tennis and other courts, bike and walking trails, and pedestrian plazas and courts, which are provided in association with uses listed in Subsection 19.310.2 of this section;
- D. Rental and development information offices, handyman and maintenance services, and other business offices and services in association with allowed uses in the development;
- E. Recycling center, provided that any storage of materials shall be adequately screened;
- F. Accessory uses and structures not otherwise prohibited which are customarily accessory and incidental to any use permitted outright or limited use;
- G. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work;
- H. Retail outlets associated with manufacturing uses as outlined in Subsection 19.310.2.A.2 of this section. Products sold at the accessory retail outlet shall be primarily those assembled or manufactured onsite. The accessory retail outlet shall be located

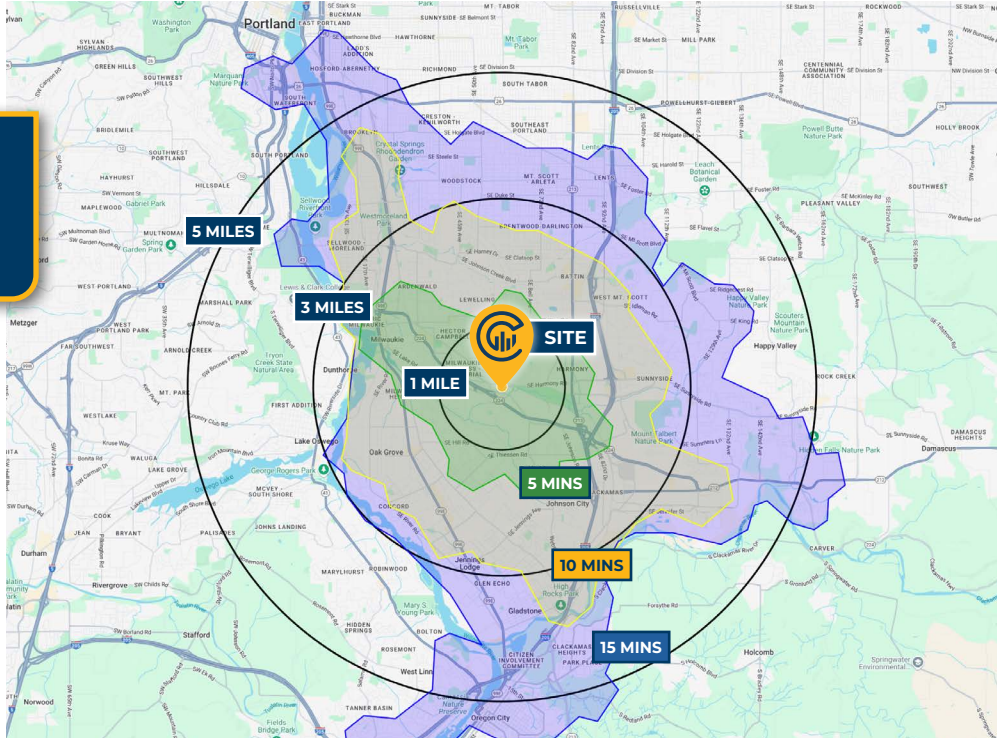
within the associated Manufacturing building and occupy up to a maximum of 25% of the floor area of the associated manufacturing building or 4,000 sq ft, whichever is less.

§ 19.310.4. Limited Uses.

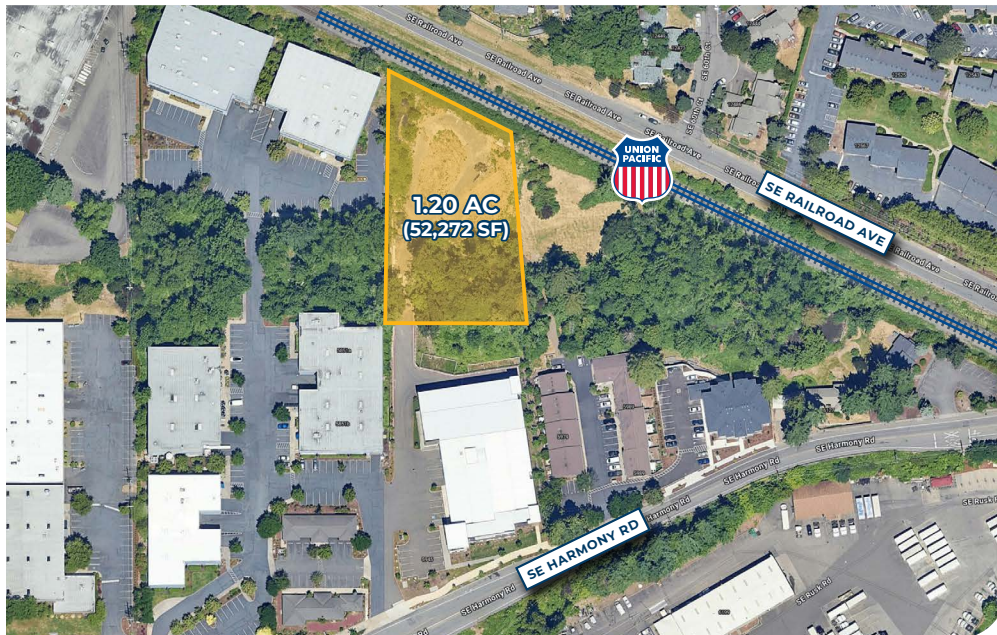
- A. Limited retail or service uses may be allowed that primarily serve the needs of BI Zone clients, employees, and businesses, as opposed to the general public. These uses, subject to the provisions of Subsection 19.310.4.B below, shall include:
 - 1. A restaurant or deli, offering at least breakfast and/or lunch items, without a drive-in or drive-through service;
 - 2. Office supply and equipment, sales, or service;
 - 3. Personal/business services such as a barber, beauty parlor, tailor, dressmaking, shoe repair shop, self-service laundry, dry cleaning, photographer, instruction studios, or similar uses;
 - 4. A bank or other financial institution;
 - 5. A computer or other similar small electronic office machines store, sales and service; and
 - 6. Any other use similar and compatible to the above-listed uses.
- B. Limitations and conditions on the development of the limited uses itemized above shall be as follows:
 - 1. All limited uses shall be located, arranged, and integrated within the district to serve primarily the shopping and service needs of clients, businesses, and employees of the district;
 - 2. Limited uses may occupy up to a maximum of 25% of the square footage of a building. A limited use that is to be located in a building and exceeds 25% of the building's square footage shall be reviewed as a conditional use;
 - 3. Maximum floor area for a limited use shall be 4,000 sq ft;
 - 4. All limited uses shall comply with the standards under Subsection 19.310.6.



DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	9,498	119,396	295,381
2029 Projected Population	9,563	119,102	292,196
2020 Census Population	9,916	120,134	300,996
2010 Census Population	9,641	113,737	273,570
Projected Annual Growth 2024 to 2029	0.1%	-	-0.2%
Historical Annual Growth 2010 to 2024	-0.1%	0.4%	0.6%
Households & Income			
2024 Estimated Households	3,863	49,950	120,651
2024 Est. Average HH Income	\$114,040	\$115,702	\$136,714
2024 Est. Median HH Income	\$97,560	\$89,453	\$103,808
2024 Est. Per Capita Income	\$46,648	\$48,602	\$56,065
Businesses			
2024 Est. Total Businesses	611	6,408	16,372
2024 Est. Total Employees	7,031	52,306	110,018
Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1			

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PORTLAND DEVELOPMENT LAND