

# BUSINESS OPPORTUNITIES IN MILWAUKIE, OREGON



## ADVANTAGES OF THE NORTH MILWAUKIE INDUSTRIAL AREA (NMIA)

- **Strategic Location:** Located at junction of Highways 99E and Highway 224, 10 minutes to downtown Portland
- Adjacent to MAX Orange Line Light Rail stop: Tacoma Station
- Easy access to Springwater Corridor multi-use pathway
- Access to Johnson Creek
- One of Milwaukie's three major employment centers with 200+ acres
- Two zoning districts that act to preserve industrial land while promoting transit-oriented development near Tacoma Station
- Region's **first ecodistrict** focusing on sustainable infrastructure systems that will provide financial benefits to your business
- Strong regional center for **next-generation traded sector** employment, manufacturing, makers and doers
- The area supports existing and future businesses that provide **family-wage jobs** accessible by all modes of travel, respects the natural environment and incorporates **sustainable design** to reduce demand on citywide infrastructure

## INCENTIVES & PROGRAMS

- **Tax Incentives:** Enterprise zone property tax abatements available
- **Workforce Development Resources** available through Clackamas Workforce Partnership
- **Lower Cost of Doing Business:** No sales or inventory tax; no City of Milwaukie business income or payroll tax; no country business income tax
- **Affordable** rents
- **Business friendly** local government

## THE WORKFORCE

- 300,000+ labor force within a 7-mile radius; 10 Colleges and Universities nearby
- Population: 20,000+ in City; 40,000+ retail market area
- Median household incomes are projected to be over \$56,000
- Milwaukie has more than 850 businesses and is a **net importer** of talented and skilled employees from around the region
- The current labor force is 12,473 with an unemployment rate of 4.3 percent



CITY OF MILWAUKIE

Community Development Dept.  
CommunityDevelopment@  
milwaukieoregon.gov  
503.786.7600







# WHY CHOOSE MILWAUKIE?

## COMMUNITY FEATURES

- Culinary delights at our very own food cart pod in downtown Milwaukie
- First Friday events showcasing the creative talents of local artists
- Holiday celebrations including the annual Umbrella Parade and Winter Solstice Ships Viewing, Earth Day and Arbor Day
- Free summer concerts
- Weekly Sunday Farmers Market with over 75 vendors
- Plans for over 400 new housing units in Downtown and Central Milwaukie
- 17 parks and 2 multi-use paths
- Two volunteer-led community gardens
- City Hall rotating art exhibits and sculpture garden
- Offers a small town feel with proximity to regional amenities, dining, and entertainment

## COMMUNITY VISION PRIORITIES

- An opportunity to be part of the unique heartbeat and rhythm of the Milwaukie family, a place that co-created a community-centered vision for the future
- Milwaukie's neighborhoods are the centers of daily life, with each containing amenities and community-minded local businesses that meet residents' needs. They form a network of unique, interconnected local hubs that together make Milwaukie a livable, equitable, and sustainable community
- City Council goals reflect the values of the community. They include: increasing affordable housing development, implementing a Climate Action Plan, and finishing construction of Milwaukie Bay Park

