

# 600 ACRE INDUSTRIAL CAMPUS 45 MILES SOUTH OF PORTLAND, OREGON

## ACCESS

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### THREE-STATE FREEWAY

1.5 miles to Interstate 5, which travels through Washington, Oregon, and California

### LOCAL AIRPORT

4 miles to Salem Airport

### INTERNATIONAL AIRPORT

58 miles to Portland International Airport

## UTILITIES

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### WATER

**City of Salem:** 5mgd (18,927m<sup>3</sup>, 12' to 24' pipes

### ELECTRICITY

**Portland General Electric:** 2 substations, 13KV and 115KV lines

### SEWER

**City of Salem:** 2mgd (4,543m<sup>3</sup>), 10" to 21" pipes

### NATURAL GAS

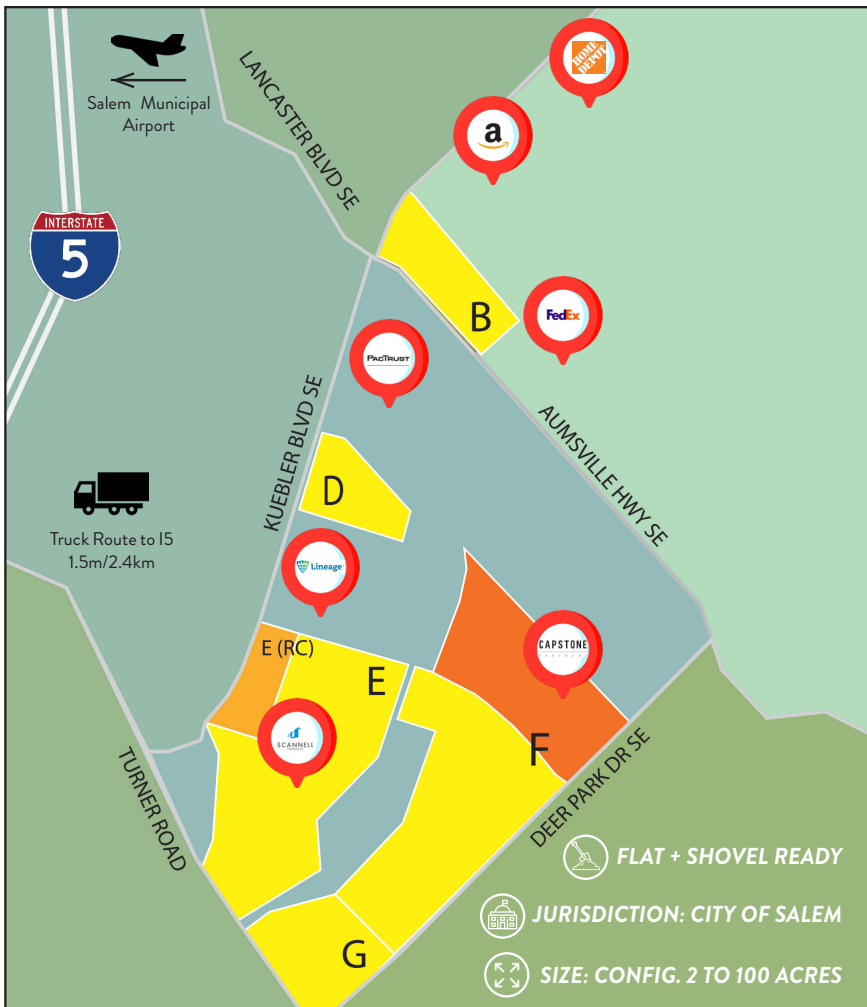
**Northwest Natural:** 4 inch main line operating at 225 psig in Aumsville Hwy SE or 6 inch main line operating at 50 psig in Depot Ct SE

### TELECOM

Four service providers with fiber optic lines and data transfer speeds of gigabyte to terabyte

### ENERGY

Moneysaving programs and resources are available to customers of NW Natural and PGE through the Energy Trust of Oregon.



## INCENTIVES

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### SINGLE-SALES FACTOR

Corporate income tax for companies located in Oregon is assessed only on sales within the state.

### STRATEGIC INVESTMENT ZONE

Projects with capital investments exceeding \$100 million are eligible for partial property tax abatement for 15 years.

### ENTERPRISE ZONE PROPERTY TAX EXEMPTION

Your new investment within the Enterprise Zone can receive property tax abatement for three to five years.

### WORKFORCE TRAINING GRANTS

Reimbursement are available to offset costs incurred for employee training. Plus, training programs and resources that create high-performing employees, managers and organizations available from Chemeketa Community College.

### STATE STRATEGIC RESERVE FUND

This grant offset costs for expanding your business.

### STATE BUSINESS EXPANSION PROGRAM

This forgivable loan is for companies that generate a certain number of employees above average wage.

### FOREIGN TRADE ZONE

This is similar to what is known intentionally as "free trade zones." Goods and merchandise are not subject to tariffs.

### CONSTRUCTION IN-PROCESS

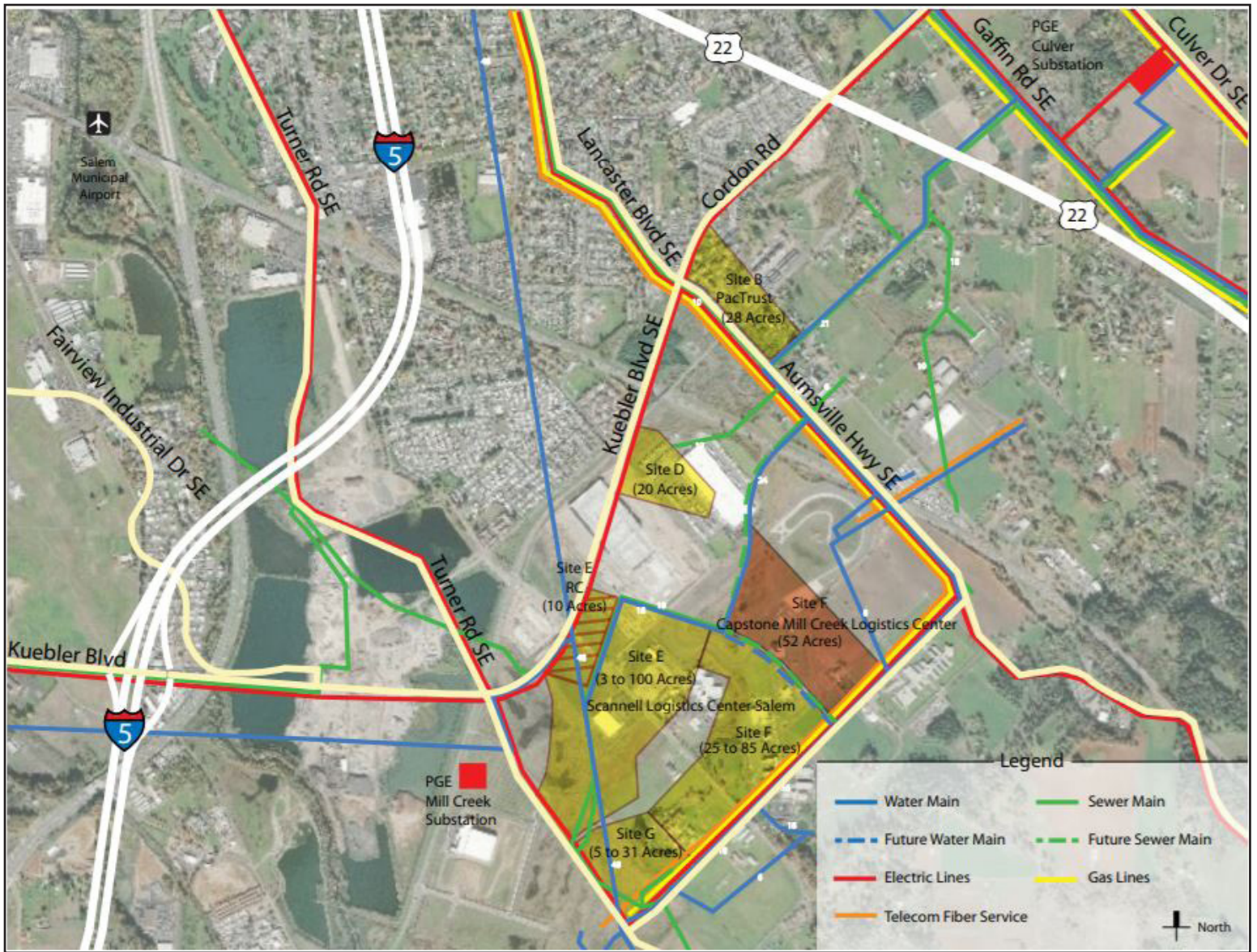
Unfinished facility improvements may be exempt from local property taxes for up to two years.

### DEVELOPMENT DISTRICT FEE

\$3.11 per building gross square feet; payments may be phased over 4 years.

### CONSTRUCTION-IN-PROCESS

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## AVAILABILITY

**SITE D:** 20 acres fully served. Available for sale at \$3.25/SF.

**SITE E:** 100 acres under contract for Scannell Logistics Center Salem. Contact broker for lease/purchase options.

**SITE E Retail Center (RC):** 10 acres on corner of Kuebler Blvd SE and Mill Creek Dr SE \$6.75/SF; fully served.

**SITE F:** 137 acres. Northern 52 acres Capstone Partners' Mill Creek Logistics Center. Remainder under contract for Scannell Logistics Center Salem. Contact brokers for lease/purchase options.

**SITE G:** 31 acres. Available for sale at \$3.00/SF plus required infrastructure improvements

## SITE READINESS

### ZONING AND COVENANTS

Employment Center Phased, concurrent permitting; grading in 7 days; permits in 90 days.

### COMPLETED DUE DILIGENCE

- Archeological
- Environmental
- Master Plan
- Stormwater Management
- Transportation Impact Analysis
- Wetlands Mitigation Completed

### ENVIRONMENTAL ADVANTAGES

- Abundant Water
- Clean Air
- Low Natural Disaster Risk

## CONTACT

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