

TANGENT BUSINESS PARK

TANGENT, OR



A mixed-use industrial
development located in the
heart of the Willamette Valley



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Address	33464 Eagle Drive
City, State	Tangent, Oregon
Product Type	Warehouse, light manufacturing, research & development, and office space
Rentable Square Feet	479,130 square feet plus 13,400 SF of yard
Land Size	Approximately 100 acres
Number of Tenants	Fourteen
Occupancy	98%
Year Built	1979 - 1998
Year 1 NOI	\$2.362 million

Colliers International is pleased to present the opportunity to purchase the fee simple interest in Tangent Business Park ("the Property"), a mixed use industrial development providing industrial warehouse, light manufacturing, research and development, and a small amount of office space. The property is located in the heart of the Willamette Valley, just two miles west of the I-5 corridor. Tangent Business Park is the largest business park in Oregon, outside of metropolitan Portland.

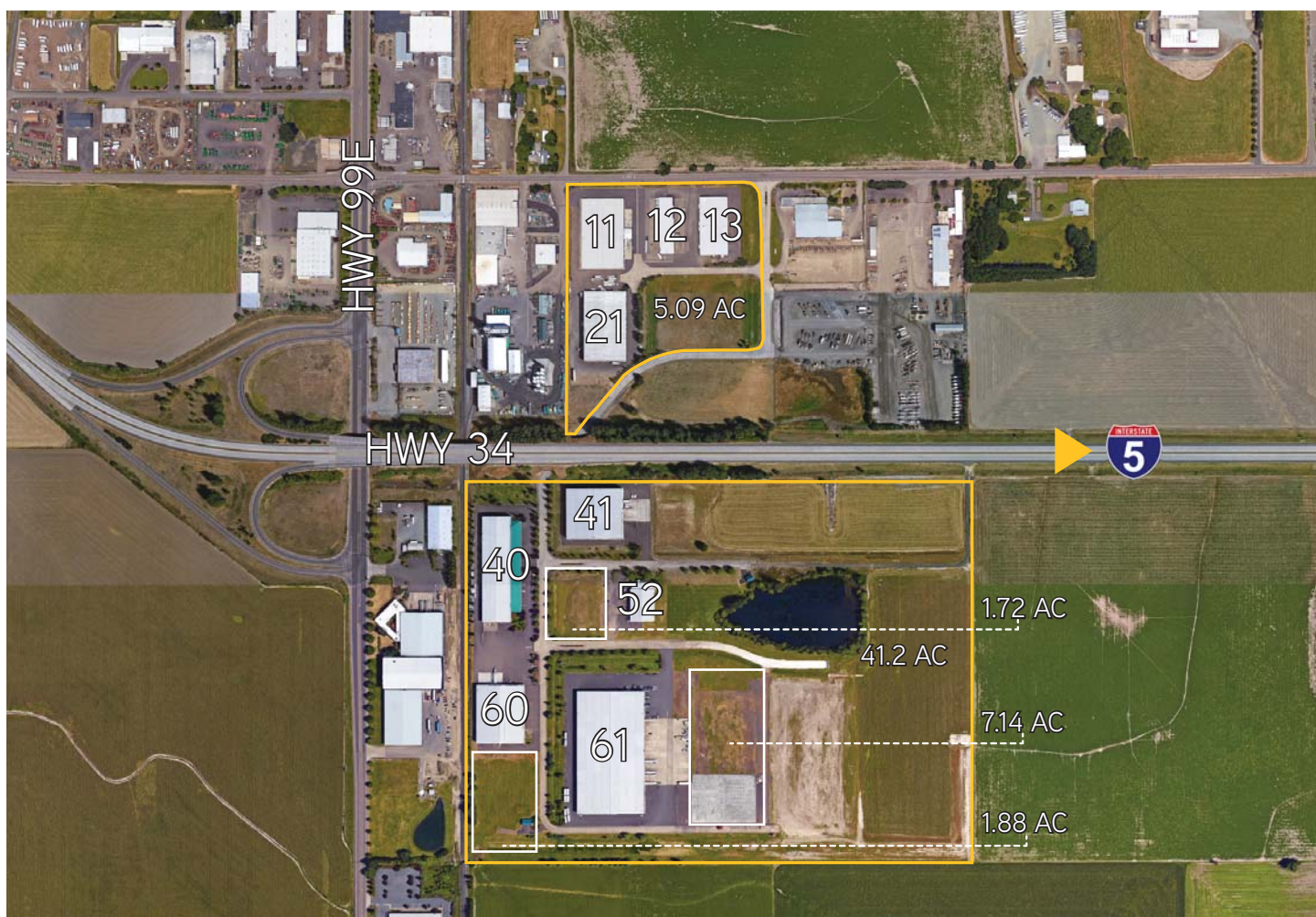
23 miles to Salem

35 miles to Eugene

43 miles to Woodburn

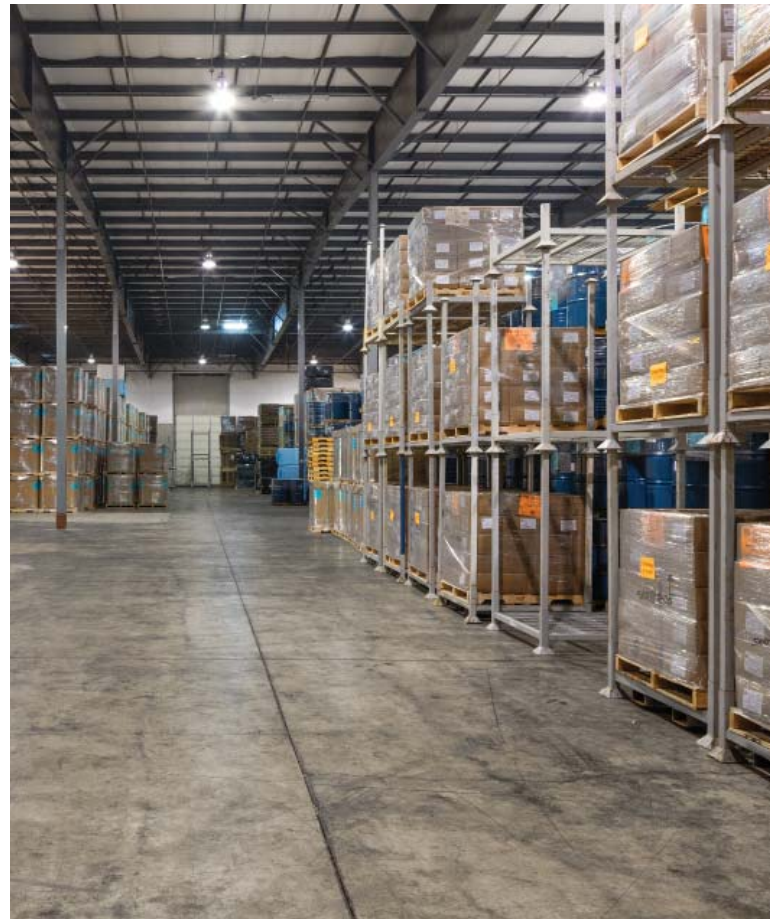
67 miles to Portland

230 miles to CA Border



INVESTMENT HIGHLIGHTS

- ▶ Rare opportunity to acquire nearly 500,000 square feet of Class A industrial space in the heart of the I-5 corridor.
- ▶ Historically high occupancy, well performing asset with nearly 200,000 square feet of space occupied by tenants who have been in the park since the mid-to late 1990s.
- ▶ Strong rent roll includes national credit tenants such as Georgia Pacific, HP, Inc., Iron Mountain, Flowers Bakery, and Office Depot.
- ▶ This 100-acre development is only 30% built out; multiple shovel-ready sites of up to 1,000,000 square feet available for additional development, build-to-suit, ground lease or sale.
- ▶ Seven of the nine buildings are sprinklered, roads are concrete instead of asphalt, and nearly \$650,000 has been invested since 2013 on upgrades. Property reflects high pride of ownership.
- ▶ Tangent Business Park is located in the South Santiam Enterprise Zone, which features long-term rural facility incentives.
- ▶ Excellent location two miles due west of I-5, 1/4 mile east of 99E and on both sides of Hwy-34. Nearby corporate neighbors include Costco, Linn-Benton Community College (LBCC), Target Distribution Center, Stahlbush Island Farms, Lowe's Regional Distribution Center, and Oregon State University. Corporate neighbors in the Salem area include FedEx and Home Depot and Amazon announced in August that they will build a 1 million square foot fulfillment center in Salem to be completed in Fall 2018.
- ▶ Area labor force draws from Albany, Corvallis, Eugene, Lebanon and Salem. OSU, U of O and LBCC are all easily accessible.



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