

MILL CREEK

LOGISTICS CENTER

AVAILABLE FOR LEASE AND BUILD-TO-SUIT > PHASE 1: SALEM, OREGON

**1,600,000 SQUARE FOOT LOGISTICS PARK IN SALEM,
OREGON NEAR INTERSTATE 5 AND HIGHWAY 22**



Located within an Oregon Enterprise Zone and E-Commerce Zone; see page 3 for information on tax incentives!

A Development of



A premier Oregon private development firm, the seasoned professionals who make up Capstone Partners have more than 125 years and \$6 billion in combined real estate experience and execution.

Leasing by

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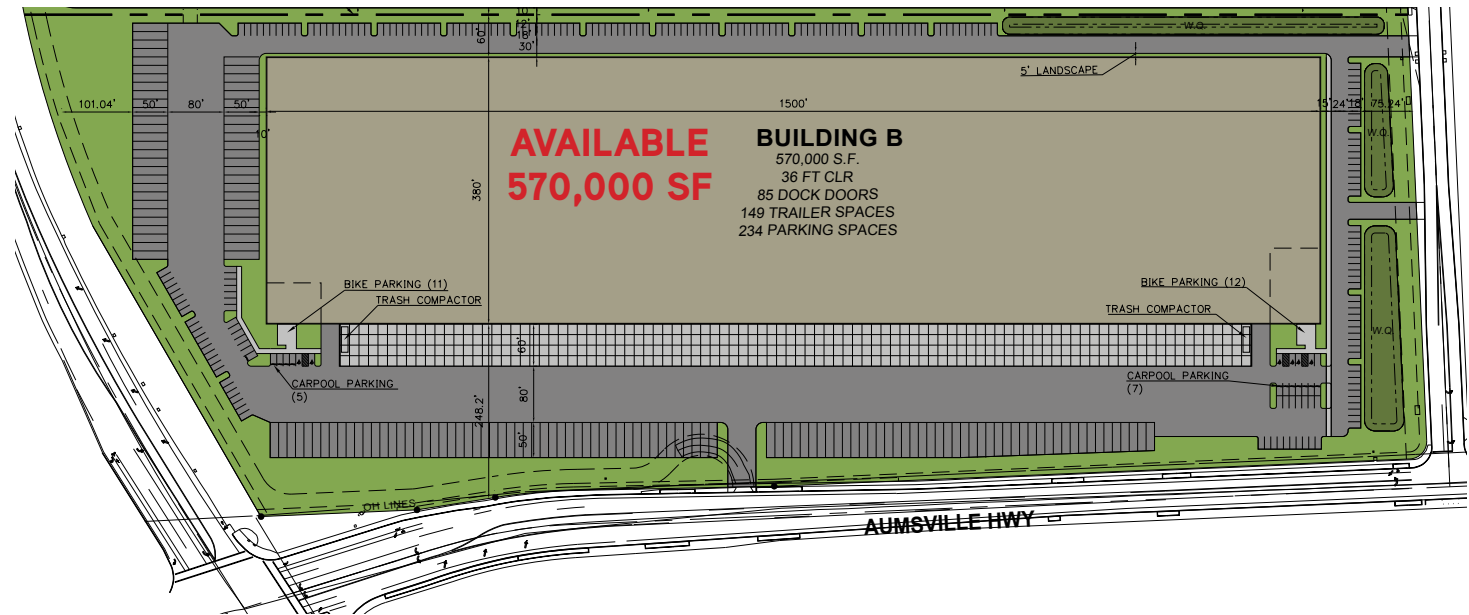
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Building B

Total SF	570,000 SF
Clear Height	36' after first speed aisle loading bay
Electrical	3,000 amps of 277/480 volt, 3 phase services
Dock Loading	(83) - 9'x10' with 60' concrete truck apron
Grade Loading	(2) - 12' x 14'
Trailer & Parking	149 Trailer spaces and 234 car parking spaces. Secured truck court possible.
Sprinklers	ESFR
Roof	R-20 Insulation
HVAC	Cambridge Gas Heaters
Floor/Ground Quality	7" concrete slab on grade with #3 rebar at 18" on center. Minimum 350 lbs/SF floor capacity. Quality soils and outside of the 500-year flood plain.
Columns	Steel girders and joists with steel columns. Assumed 52' x 50' column spacing.
Availability	11 mos. from lease execution
Lease Rate	Call for Quote



Mill Creek Logistics Center will feature **state-of-the-art construction** and attributes, representing the cutting edge of industrial development. Building B features a corner location with **excellent exposure** and the highest corporate image.



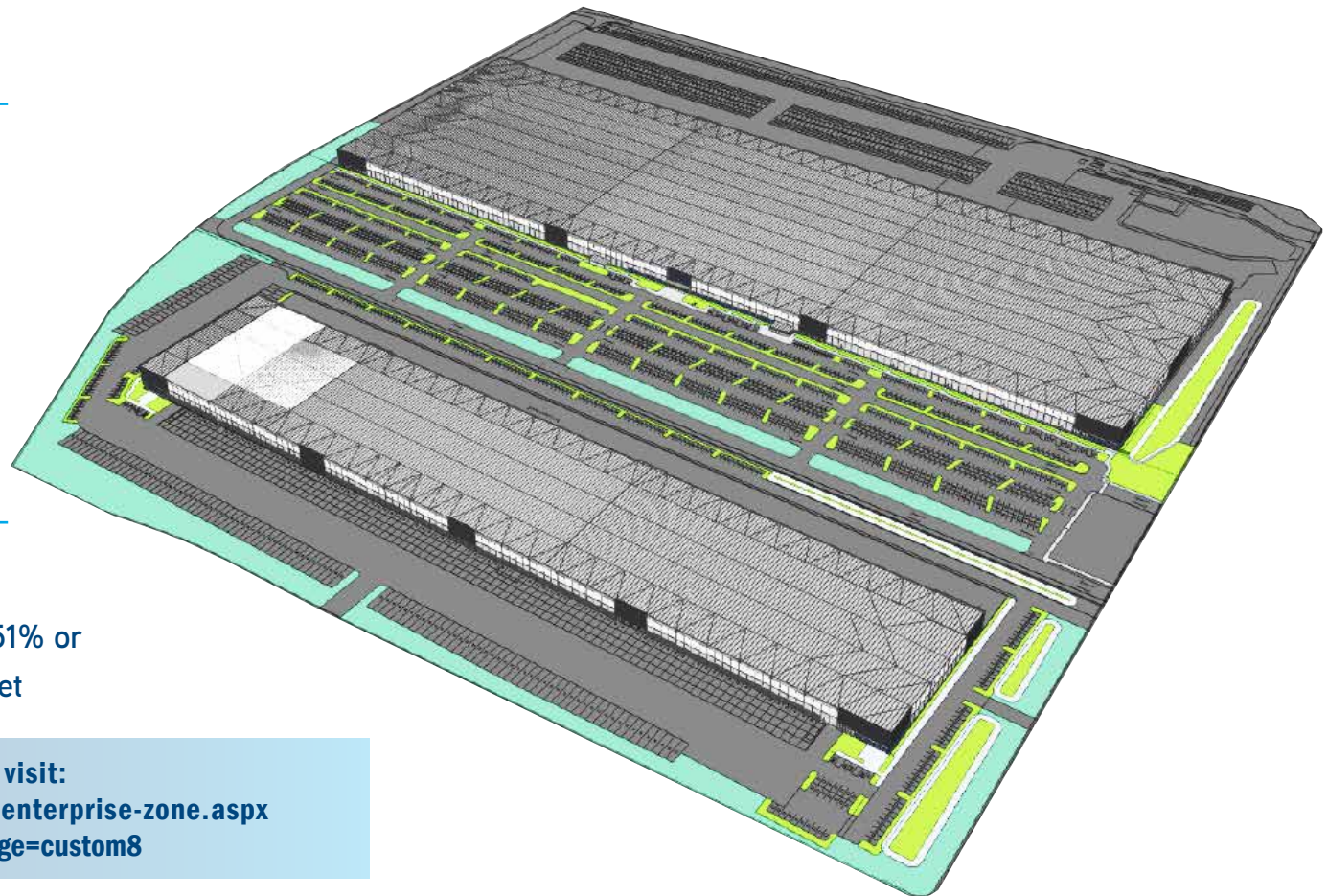
Mill Creek Logistics Center is located within an **Oregon Enterprise Zone** and the City of Salem is a designated **E-Commerce Zone**. Both zones convey significant tax incentives designed to expand the region's economic base.

Enterprise Zone

- Up to five years of property tax abatement
- Simple requirements and a quick, streamlined qualification process

E-Commerce Zone

- Up to a 25% income tax credit
- Tax benefit for companies which do 51% or more of their business via the internet



For more information visit:
<http://www.cityofsalem.net/Pages/enterprise-zone.aspx>
<http://www.sedcor.com/?page=custom8>

Overall Site Plan



SITE INFRASTRUCTURE



Power: PGE
Low cost electricity



Water: City of Salem
*Abundant supply at favorable rates
24" in street, 12" to building*



Sewer: City of Salem
*Modern systems at competitive
infrastructure rates*



Gas: NW Natural
4" main operating at 255 psig



Fiber Optics
*Wide variety of providers with
excellent bandwidth capabilities*

Corporate Neighbors

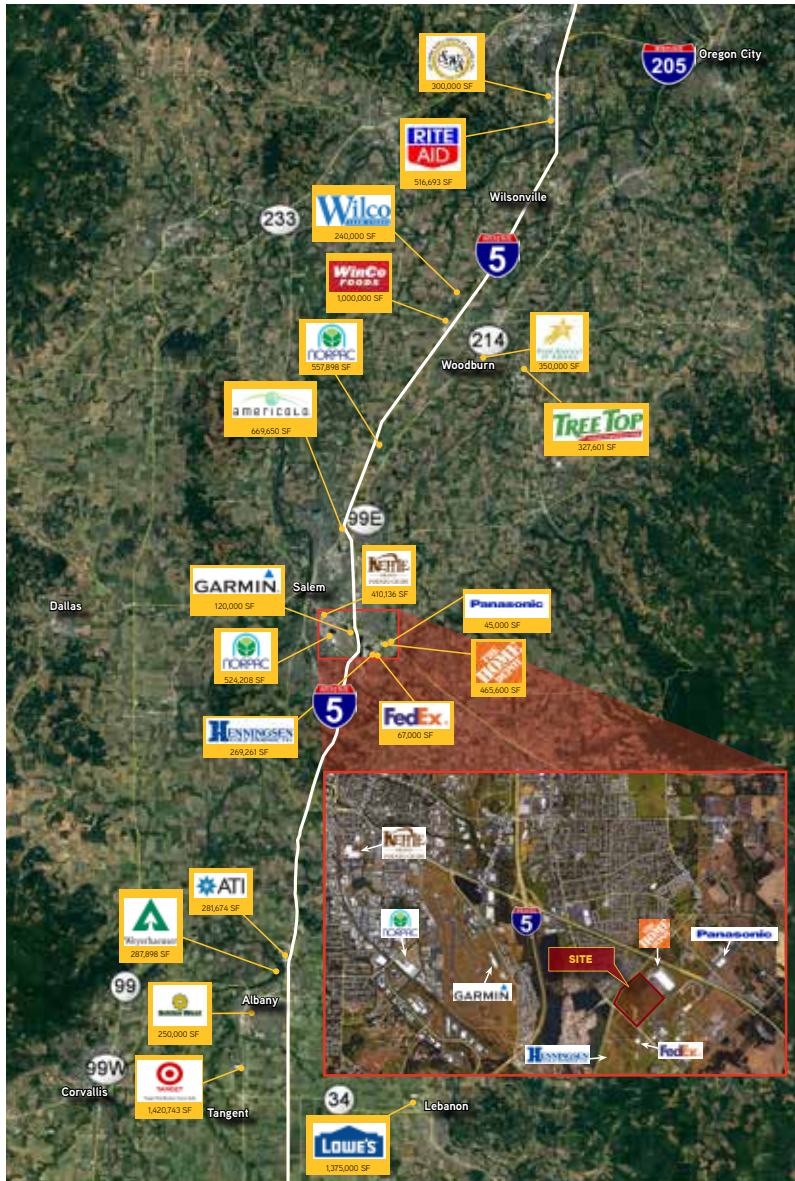


Mill Creek Logistics Center is part of the larger **548-acre master-planned** Mill Creek industrial campus in Salem. The site features Home Depot, FedEx as well as restaurants, banking, and other services.

Location



48 miles to Portland via I-5



Interstate 5 serves as the **primary shipping arterial** between California and Washington, connecting some of the largest ports to the largest metropolitan areas on the West Coast including, San Diego, Los Angeles, Portland and Seattle.

Mill Creek Logistics Center is located in Salem, Oregon and boasts a wide variety of high-profile corporate neighbors, with ongoing development promising a continually diverse and robust business sector. The city hosts a talented and educated workforce, modern infrastructure, and a prime position on the I-5 corridor. Salem Airport caters to the business sector with a variety of available private hangars.

SALEM AREA EMPLOYMENT

Private Businesses:	11,556
Private Sector Employment:	127,499
Total Population:	418,139
City of Salem Workforce:	83,088
Median Household Income:	\$42,033
Median Home Price:	\$228,900
Average Annual Wage:	\$40,675
Cost of Living:	0.5% above national avg.
Unemployment Rate:	3.7%

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