

# OVER 2,600,000 SF WITH 1,600,000 SF AVAILABLE BUILD-TO-SUIT FOR LEASE OR SALE NEAR INTERSTATE 5 AND HIGHWAY 22



Located within an Oregon Enterprise Zone and E-Commerce Zone; see page 5 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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## **Remaining Development Options**





#### SITE INFRASTRUCTURE



Power: PGE

Low cost electricity (about ½ the cost of California)



Water: City of Salem

Abundant supply at favorable rates 24" in street



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

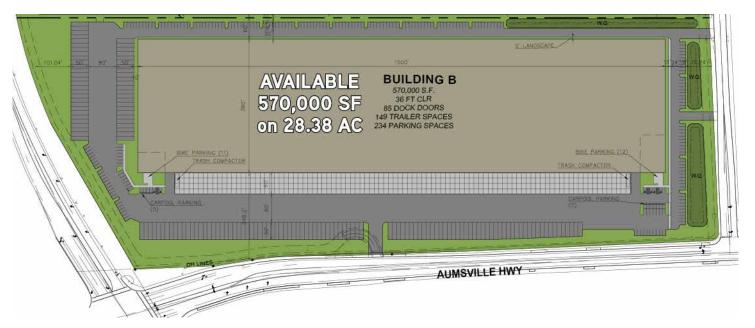


# **Building B**

# MILL CREEK LOGISTICS CENTER A DEVELOPMENT OF CAPSTONE

#### **Project Information**

Total SF	570,000 SF
	28.38 acre site
Clear Height	36' after first speed aisle loading bay
Electrical	3,000 amps of 277/480 volt, 3 phase services
Dock Loading	85 - 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 #4 rebar at 24" 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	13 mos. from lease execution
Lease Rate	Call for Quote



Mill Creek Logistics Center features 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.



# **Building C**

## A DEVELOPME



MILL CREEK

### **Project Information**

Total SF	1,064,000 SF
	55.64 acre site
Clear Height	36' after first speed aisle loading bay
Electrical	Two (2) 3,000 amp services of 277/480 volt, 3 phase
Dock Loading	213 - 9'x10' with 60' concrete truck apron
Grade Loading	4 - 12' x 14'
Trailer & Parking	252 Trailer spaces and 500 car parking spaces. Secured truck court possible.
Sprinklers	ESFR
Roof	R-20 Insulation
Roof HVAC	R-20 Insulation  Cambridge Gas Heaters
HVAC Floor/Ground	Cambridge Gas Heaters  7" concrete slab on grade with #4 rebar at 24" on center. Minimum  350 lbs/SF floor capacity. Quality soils and outside
HVAC Floor/Ground Quality	Cambridge Gas Heaters  7" concrete slab on grade with #4 rebar at 24" on center. Minimum 350 lbs/SF floor capacity. Quality soils and outside of the 500-year flood plain.  Steel girders and joists with steel columns. Assumed

**Call for Quote** 









Lease Rate

### **Business Incentives**



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. Development-friendly community with a quick permitting process.

Strategic location next to I-5 • Young, well-educated labor pool • Competitive wage rates

#### **Enterprise Zone**

- Up to five years of property tax abatement (including personal property)
- 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
- No sales tax in Oregon



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



## **Corporate Neighbors**



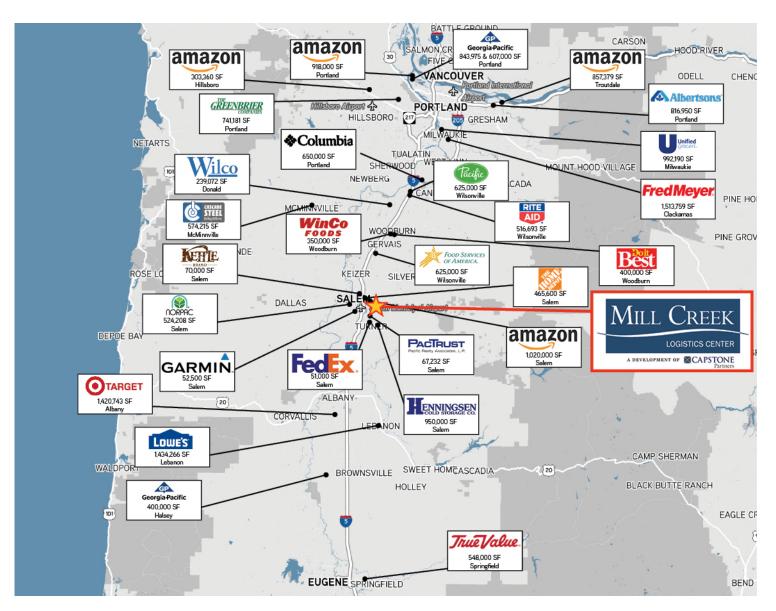


Mill Creek Logistics Center is part of the larger 548-acre master-planned Mill **Creek industrial** campus in Salem. The site features Home Depot, FedEx as well as restaurants, banking, and other services.



#### Location





Mill Creek Logistics Center is located in Salem, Oregon, the state's capital and second-largest metrpolitan area, 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, just 1 hour from each of the three largest regional metro areas. 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%	
Information provided by SEDCOR. For more, visit: http://www.sedcor.com/?page=Business		

