

MILL CREEK LOGISTICS CENTER

BUILD TO SUIT FOR LEASE OR SALE
1,000,000+ SF on 55.64 acres

*Position your business
for the future*



Click Here to Take a Virtual Tour!

Leasing by

CAPSTONE

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Property Overview

Centered in the largest new development currently under construction in the Portland/Salem MSA, Mill Creek Logistics Center is part of the monumental 548-acre master-planned industrial campus in Salem, OR, Mill Creek Corporate Center. This campus's tenant list includes household-names such as Amazon, Home Depot, Lineage Logistics, Dollar General, Gensco, and FedEx, with restaurants, banking and other services nearby.

Just 48-miles south of Portland, the property is situated minutes from Interstate 5 and Highway 22. Mill Creek Logistics Center's immediate access to these major thoroughfares allows for superior logistics and supply chain connectivity and Salem's robust and expanding workforce continues to grow at a rate of over 2.8%, year over year since 2020, making skilled and seasoned labor readily available.



Address:	4782 Deer Park Drive SE, Salem OR
Location:	I-5 corridor
Size:	55.64 acres; More than 1,000,000 SF build to suit
Site Readiness:	Fully entitled; Shovel ready
Incentives:	Oregon Enterprise Zone; E-Commerce Zone
Availability:	Move-in 13 months after lease execution
Pricing:	Call for details

SITE INFRASTRUCTURE



Power: PGE
Abundant, low-cost electricity



Water: City of Salem
*Ample 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 psi



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



Option 1: single building

Development Options

Flexible site can accommodate buildings between 400,000 SF and 1,064,000 SF, with options to build out a single building, or multiple buildings. Building features can be adapted as needed.



Option 2: multiple buildings

Clear Height: 40' after first speed aisle loading bay

Dock Loading: 213, 9'x10' with 60' concrete truck apron

Trailer & Parking: 252 trailer spaces, 500 car parking spaces. Secured truck court possible

Electrical: Two (2) 3,000 amp services of 277/480 volt, 3 phase

Grade Loading: 4, 12'x14'

Sprinklers: ESFR

Roof: R-30 Insulation

HVAC: Cambridge gas heaters

Roof/Ground Quality: 7" concrete slab on grade with #4 rebar at #24 on center. Minimum 350 lbs/SF floor capacity. Quality soils, outside of 500-year flood plain

Columns: Steel girders and joists with steel columns. Assumed 52'x50' column spacing

Strategically Located

Mill Creek Logistics Center is located within an Oregon Enterprise Zone and a dedicated E-Commerce Zone. These zones offer substantial tax benefits designed to encourage continued economic development in the region. Additionally, the City of Salem is known for its developer-friendly, concurrent permitting process, which enables significantly faster project timelines than the Portland Metro area.

Enterprise & E-Commerce Zone Incentives

- 3-5 year property tax abatement for new investment located within Enterprise Zone
- Tax benefit for conducting more than 50% of business via the Internet
- Up to 25% income tax credit within E-Commerce Zone
- Unfinished facility improvements may be exempt from property taxes for up to 2 years

State & City Incentives

- Oregon corporate sales tax calculated based on in-state sales only
- State business expansion program offers forgivable loans for maintaining a certain number of employees earning above average wages
- City-provided dedicated project coordinators for projects over \$10 million
- Exceptionally fast, phased permitting process; full permits possible in under 90 days



I-5 Corridor

Interstate 5 is the West Coast's primary shipping route, connecting Washington, Oregon and California. Mill Creek Logistics Center's location within Oregon's I-5 corridor is only a few hours drive from every major population center in the state.

- I-5 passes through 81% of Oregon's population
- Large, development-ready sites along the I-5 corridor are rare

Corporate Neighbors

- Businesses and ownership within Mill Creek Corporate Center include: Amazon, FedEx, Agility Robotics, Home Depot, Gensco, Dollar Tree, Lineage Logistics (formerly Henningsen Cold Storage), SmartCap, DWS, Phelan/Carlyle Group and PacTrust
- Other nearby Salem employers include Campbell's Soup Company (Kettle Chips plant), T-Mobile, Garmin AT Inc, and Norpac Foods



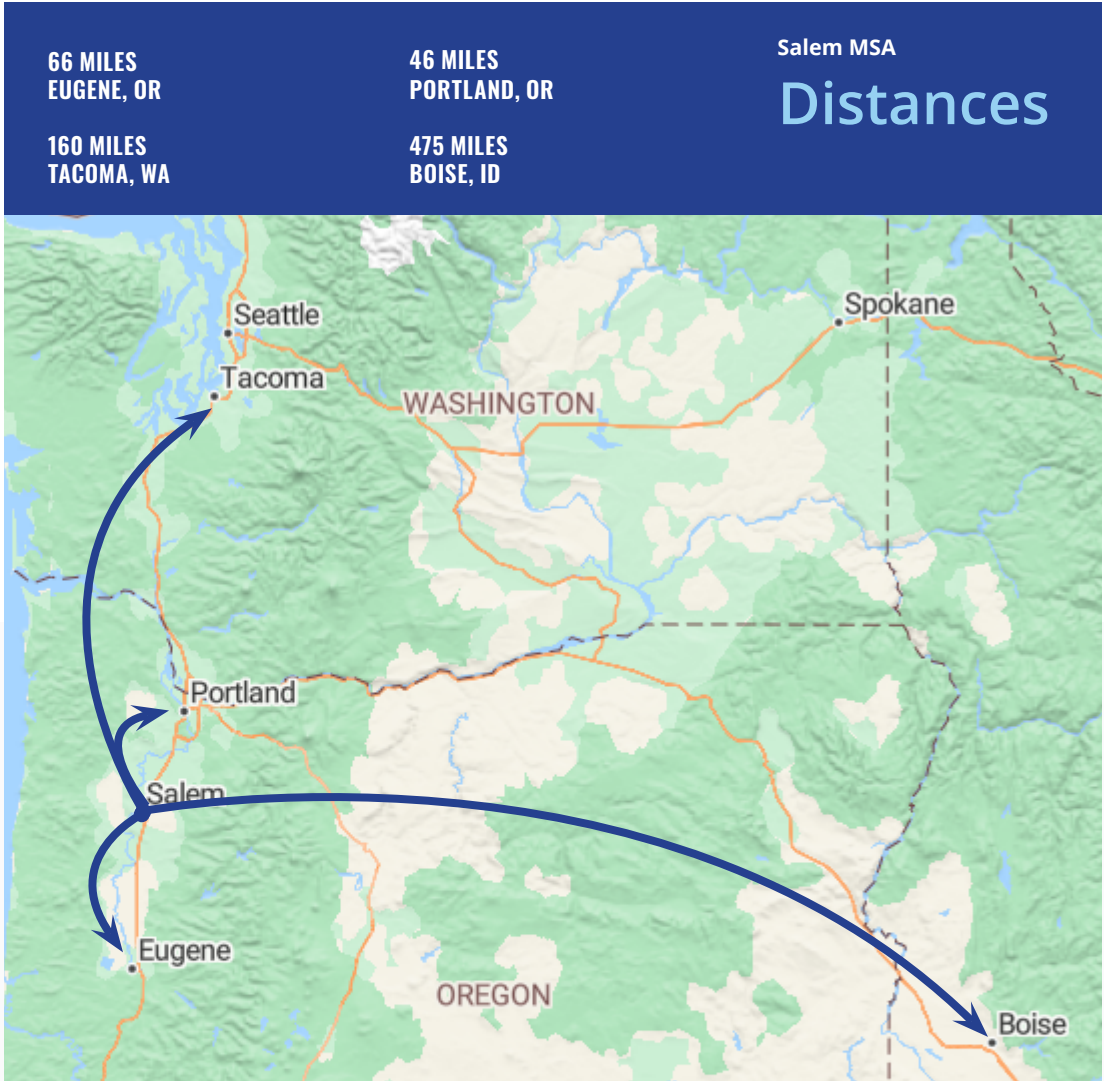
Distance to Ports and Int'l Airports

Salem Airport	4 Miles
Port of Portland	58 Miles
PDX Airport	56 Mile
Port of Coos Bay	178 Miles



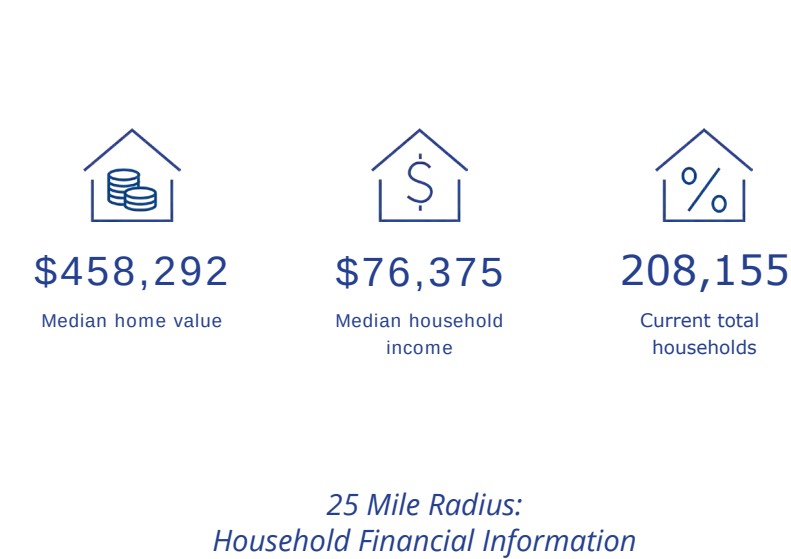
Easy access to Portland and Salem airports

Visit <https://www.millcreeksalem.com/> for more information



Salem, OR

Salem is Oregon's state capital, and its second largest city. Salem's affordable cost of living and central location within the state have driven rapid growth and development both within the city and in the surrounding metro area.



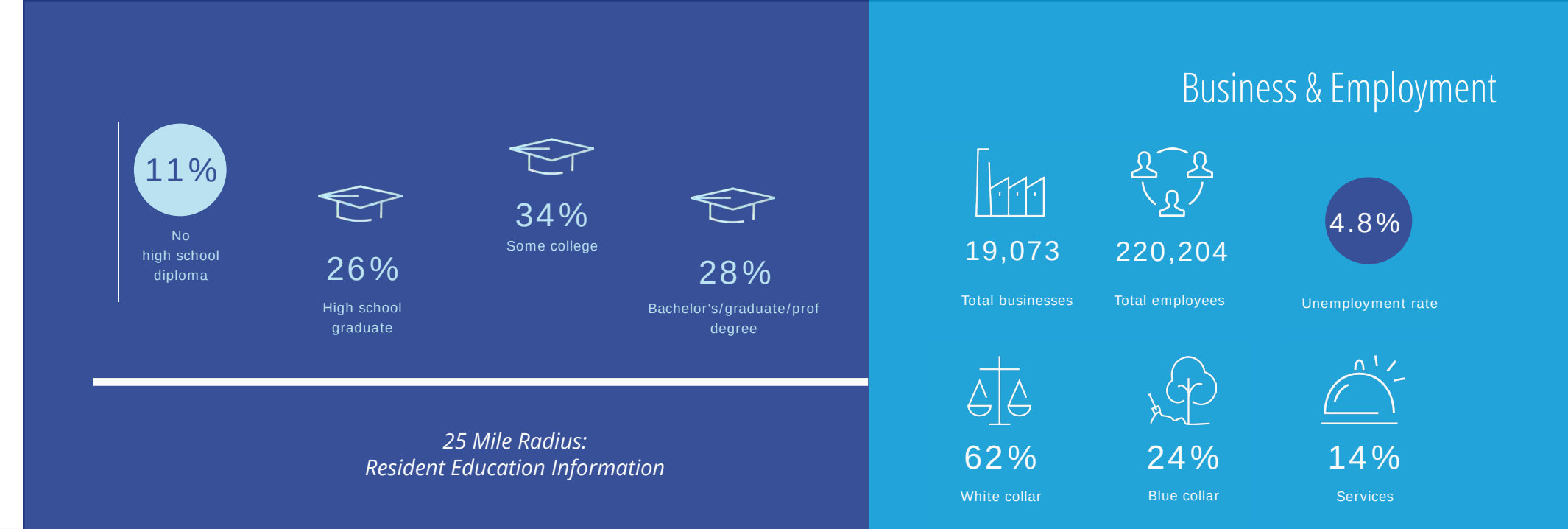
Salem MSA Information

2022 Population: 433,415

In the past three years, industrial rents have increased a cumulative 14.6%

No sales tax, business-friendly local government

Added 4,900 jobs in 2023, up 2.8% from the prior year



Strong Employee Base

- 63% of people living within 25 miles of Mill Creek Logistics Center have at least a college degree and 24% currently work in blue collar jobs.
- Key employment sectors in the region include Agriculture, Transportation, Logistics and Healthcare Services.
- Over 1 million workers reside within a forty-five minute drive from Salem. Mill Creek Logistics Center's location is strategically positioned to tap into Portland's skilled labor pool while being centered in a city with less of a tax burden.
- High concentration of college students - potential part-time or seasonal employees - located within an hour's drive of Salem. Willamette University, Corban University and Chemeketa Community College are located in Salem.

Development Ready



Marion County Submarket

Logistics space dominates the Salem/ Marion County submarket, with 21.8 million SF in this category alone, followed by 9.9 million SF of specialized space and there is zero slow-down in submarket demand. In just the past year, household names like Dollar General, Gensco and Lineage have taken over 1.5M SF of the available space.

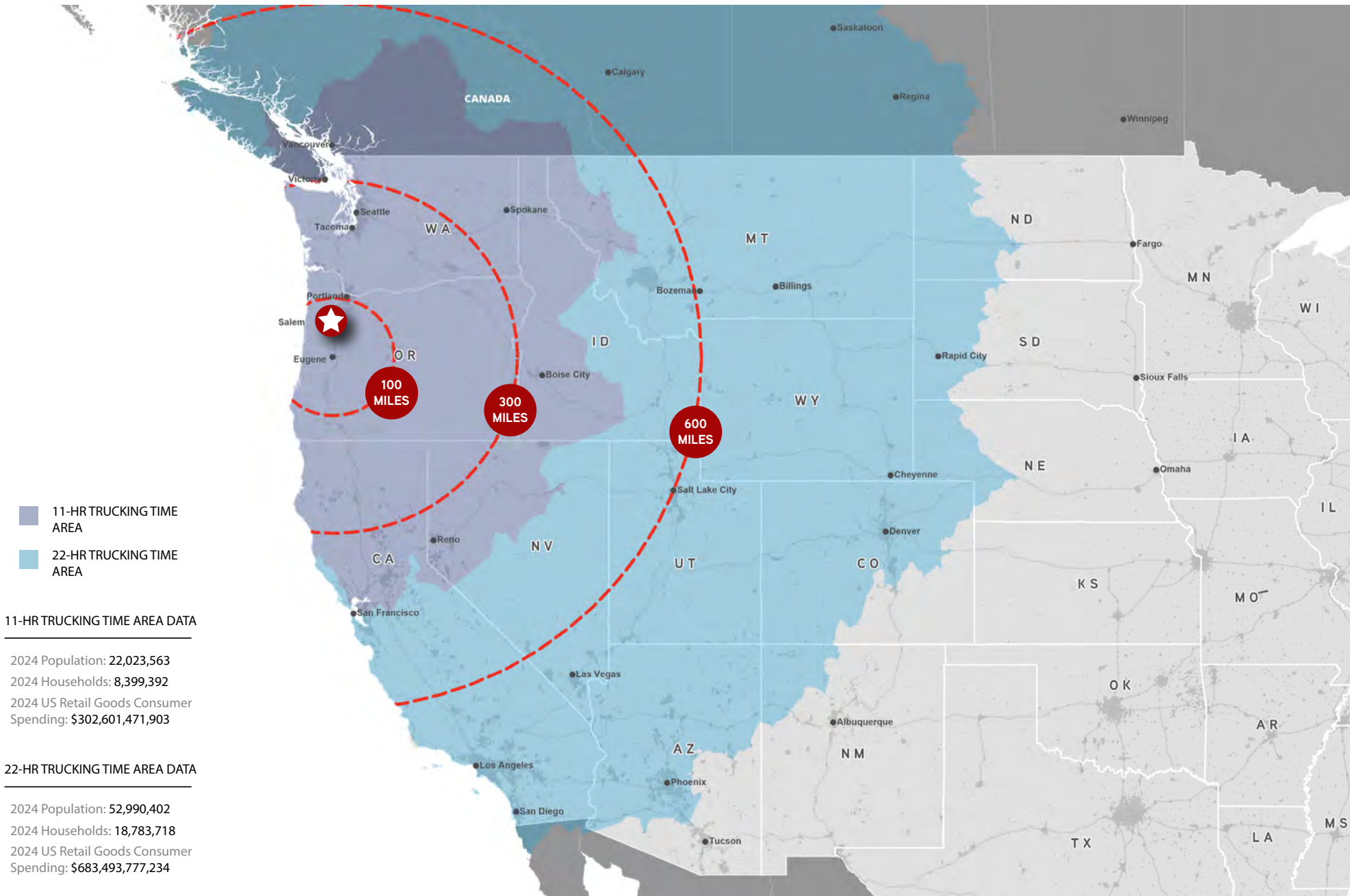
- Total industrial inventory has expanded by 5.0 million SF in the past three years with over 100 sales in that same frame.
- Mill Creek Corporate Center offers excellent access to employee support services and a skilled local labor pool.
- Located within an Enterprise Zone and E-Commerce Zone, Mill Creek Logistics Center offers qualified firms a three to five year property tax exemption. Learn more below.

ENTERPRISE ZONE INFO



Trucking Times

With state and federal service rules typically limiting motor carrier drivers to 11 hours, Salem trucks can reach Canada in just one day and Mexico within two.



MILL CREEK LOGISTICS CENTER



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P A R T N E R S



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