



NORTH COAST COMMERCE CENTER
WARRENTON, OR
CONCEPTUAL SITE PLAN

Flexible developer
and zoning.

Call for sizes
and pricing.

Sites for Sale, Lease or Build to Suit North Coast Commerce Center Warrenton, Oregon



Accelerating success.

**FOR INDUSTRIAL COMMERCIAL
INQUIRIES CONTACT:**

MIKE HOLZGANG
Executive Vice President
COLLIERS
503.499.0055
mike.holzgang@colliers.com

SCOTT MACLEAN
Senior Vice President
COLLIERS
503.542.5891
scott.maclean@colliers.com

**FOR RETAIL
INQUIRIES CONTACT:**

ALEX MACLEAN IV
Broker
Commercial Realty Advisors
503.866.6425
alex4@cra-new.com

ALEX D MACLEAN
Broker
Commercial Realty Advisors
503.709.3563
alex@cra-new.com



PROPERTY OVERVIEW

This unique site located on Highway 101 in Warrenton, is available for sale, lease or build to suit and divisible down to a variety of sizes to meet many different client needs, providing opportunities to buy smaller industrial sites.

The site is situated between Seaside and Astoria, Oregon in an area that is experiencing tremendous growth. Site has easy access to Highway 101.

Size	130.81 Acres
Location	1190 SE 19th Avenue, Warrenton, OR
Utilities	Public water and sewer extensions will be required to serve new development
Zoning	General Industrial - I - 1 Provides sites for light heavy and airport-related industrial activities. County would like to see development focus on public benefits that include job creation and property tax generation.
Site Readiness	Majority undeveloped with the lots primarily covered in trees and wetlands



ACCT	TAX LOT	ACRES
60035	810270000211	62.04
60404	810270000212	25.81
60405	810270000213	42.96

INCENTIVES

STATE TAX INCENTIVES

Oregon has no sales tax.
Oregon has no tax on equipment other than purchases.
Oregon has no inventory tax.
Oregon has no motor vehicle excise tax.
Oregon has an active Enterprise Zone program that provides 100% property tax abatement for 3-8 years.

SPOTLIGHT PROGRAMS

Business Expansion Program (BEP)

The objective of the BEP program is to incentivize high-wage jobs in high-growth industries. Forgivable loans may be provided to businesses that create at least 50 new full-time, permanent jobs with wages at or above 150% of the state or county average wage, whichever is less. If the company is located outside of a federally designated MSA, wages must be at or above 130% of the county average, whichever is less. Applicants must employ a minimum of 150 in the United States and operate in a “traded” industrial sector (not local serving) to be eligible. The amount of the forgivable loan will correlate closely with the estimated increase in personal income tax revenue over two years resulting from the new job creation. Applicants generally are given two years to fulfill their job creation commitment. They must then maintain that level for eight additional quarters.

Strategic Investment Program (SIP) **Property Tax Abatement**

Manufacturers and other traded sector businesses that make significant capital investments above certain threshold amounts (\$25 million in a rural area; \$100 million elsewhere) may qualify for a 15-year abatement on real property taxes levied on that portion of their investment above the threshold amounts. Thus, to benefit from this program, companies will need to make investments that are considerable larger than the statutory minimums. A community service will be assessed annually to help offset some of the costs of public services.

TAX EXEMPTIONS

Enterprise Zones

Businesses locating or expanding in one of 76 Enterprise Zones may be eligible for an exemption of real and/or personal property taxes on new plants and equipment for three to as many as five years (long terms will result in greater jobs and investment obligations). The benefit is limited to new buildings, new machinery and equipment, and personal property of high value (e.g. minimum of \$50,000). Tenant improvements are eligible if the company is occupying a shell building. In the event of a leasehold, the building owner must be a party to any agreement, as the abatement will be passed through to the tenant. Individual jurisdictions may impose additional obligations, including minimum invest-

ment levels and minimum average wages, as well as a community service fee that can vary by the size and duration of the abatement. The program also provides a “Construction-In-Process” exemption for up to two years when qualified property may be exempt from local taxation before it is placed in service. In addition, an extended 15-year property tax exemption is available for companies that locate or expand in one of 54 rural enterprise zone locations. All Enterprise Zone agreements also require recipients to enter into a “First Source Hiring Agreement” that commits the company to list new positions with WorkSource Oregon.

Oregon Investment Advantage

Qualified companies that establish a new business operation in one of 16 eligible counties and create at least five full time jobs, permanent jobs paying 100% or more of the average county wage, can enjoy an up to 10-year state income tax holiday. To be eligible, businesses cannot have recently opened a similar facility in Oregon and cannot compete with local business. Applications must be filed before any hiring or work commences on the new facility. The new operations must be up and running for a minimum of 24 months, and recipients must subsequently certify each year (up to 10 years) that they choose to claim the exemption.

Single Sales Factor

Corporate income tax in Oregon is considered “Single Sales Factor” tax, as it only considers Oregon sales in determining corporate income taxes owed to the State. Other states often include additional assets and payroll, making them “Multi-Factor” taxes. This aspect of the corporate income tax has a tremendous impact for multi-state companies based in Oregon. If a company is in Oregon, but sells products throughout the country and world, Oregon corporate income tax is only based on the amount of income coming from sales within the State.

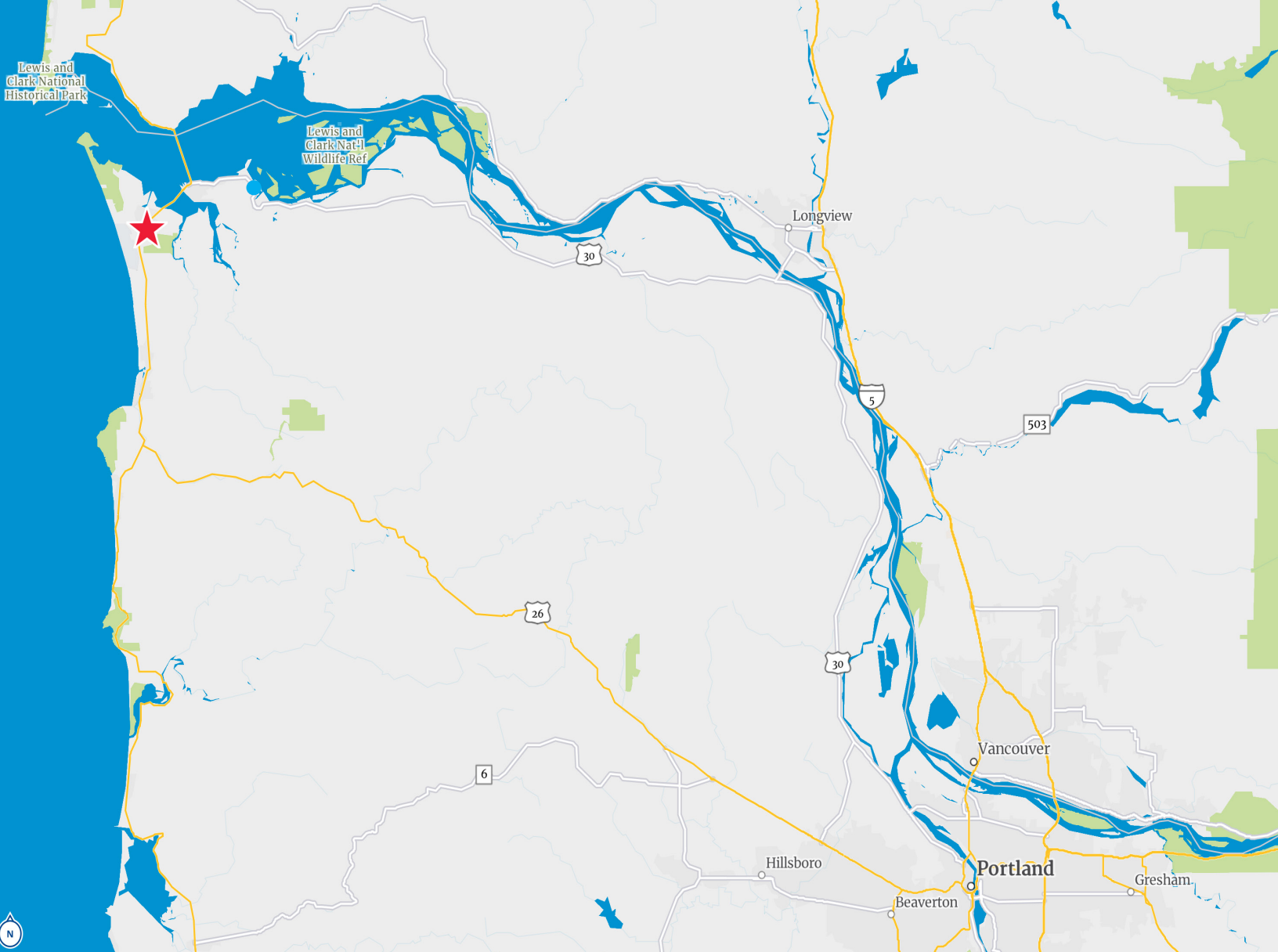
DIRECT FINANCIAL ASSISTANCE

Governor’s Strategic Reserve Fund

A discretionary incentive (most often in the form of a forgivable loan) approved by the Governor and administered by the Oregon Business Development Department to encourage new or retain existing jobs and investment in targeted industries.

AREA AMENITIES





The North Coast Business Park is located in Warrenton and is approximately 90 miles west from Portland by way of Highway 26 to Highway 101 and approximately 55 miles to I-5 by way of Highway 30.

The North Coast Business Park is located just off Highway 101 to the east along SE Ensign Lane and just to the west of Highway 101 Business. Highway 101 and Highway 101 Business are maintained by the Oregon Department of Transportation (“ODOT”) and SE Ensign and SE 19th Streets are county roads all located within the city limits of Warrenton. The site, located approximately a quarter mile from Highway 101, enjoys excellent visibility as street front property connecting Highway 101 to alternate Highway 101 Business. There is currently an ODOT approved access to Ensign extending Bugle Road to the North. The property is also located next to major retail stores as well as housing developments, a recent school expansion, and government services.

LOCATION OVERVIEW

PORTLAND	102 MILES
EUGENE	194 MILES
SALEM	130 MILES
I-5	55 MILES
SEATTLE, WA	180 MILES
PDX INT’L AIRPORT	102 MILES



The Astoria-Warrenton area has seen a renaissance of economic development and revitalization in the last decade. Astoria, located 15 miles east of Warrenton, has blossomed into a beautiful riverfront community with a variety of businesses including unique boutique style shops in its downtown core. Many historic buildings and homes in Astoria have been lovingly renovated, many to their original Victorian-era inspired facades. Long-vacant buildings are being re-purposed and bringing new businesses and jobs to the community.

Warrenton, with its ample available land for development of business and residential construction, has seen a surge of new openings of major stores providing jobs and opportunities to the area. The City of Warrenton has developed a master plan for its downtown core and work is ahead of schedule with some businesses eagerly set to work.

Astoria has seen an influx of new restaurants, businesses and housing in recent years. It's home to the so-called "Clatsop County fermentation cluster," with major producers like Pilot House Distilling and Buoy Beer Company. Currently there are four new hotel projects concurrently considering development in Astoria.



The arts community helps keep the greater Astoria-Warrenton area alive with commerce and tourism year round. The Astoria art community is a very vibrant community and is becoming known as a destination for art, bringing collectors from far and wide. Astoria has been the locale for many films and television shows (Free Willy; Free Willy 2 - The Adventure Home; The Goonies; Kindergarten Cop; Short Circuit; Teenage Mutant Ninja Turtles III). The seasonal Astoria Market features the work of many artists in a variety of media.



Accelerating success.



FOR INDUSTRIAL COMMERCIAL INQUIRIES CONTACT:

MIKE HOLZGANG

Executive Vice President
COLLIERS
503.499.0055
mike.holzgang@colliers.com

SCOTT MACLEAN

Senior Vice President
COLLIERS
503.542.5891
scott.maclean@colliers.com

FOR RETAIL INQUIRIES CONTACT:

ALEX MACLEAN IV

Broker
Commercial Realty Advisors
503.866.6425
alex4@cra-new.com

ALEX D MACLEAN

Broker
Commercial Realty Advisors
503.709.3563
alex@cra-new.com