

SCANNELL
LOGISTICS
CENTERS
SALEM

for lease
142,800 SF

DELIVERING SPRING 2024



contact

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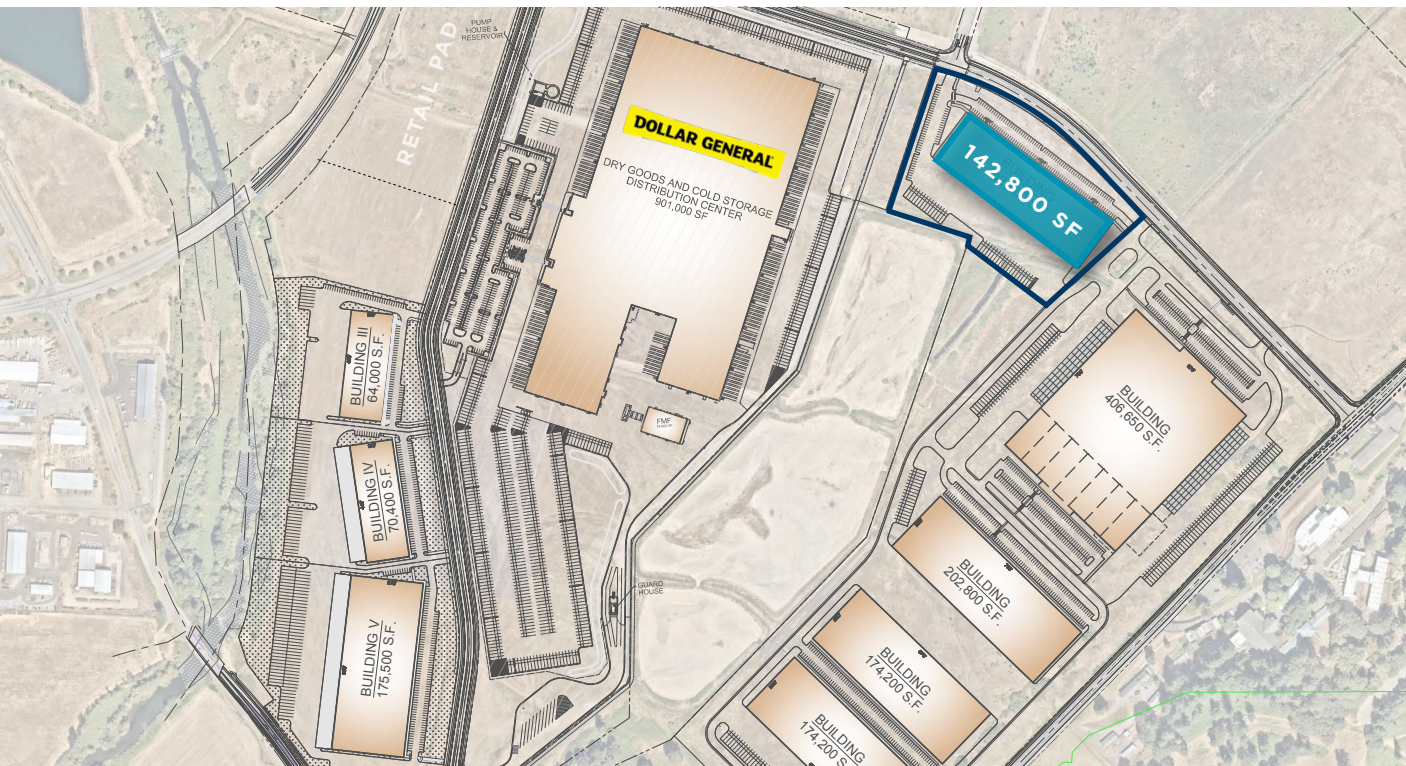
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PROPERTY OVERVIEW

within two miles from interstate 5



ZONING

EC

EMPLOYMENT CENTER
Employment Center (EC) for flex-space, manufacturing, warehousing, and offices in a spacious, master planned environment.

ABUNDANT UTILITY INFRASTRUCTURE



WATER

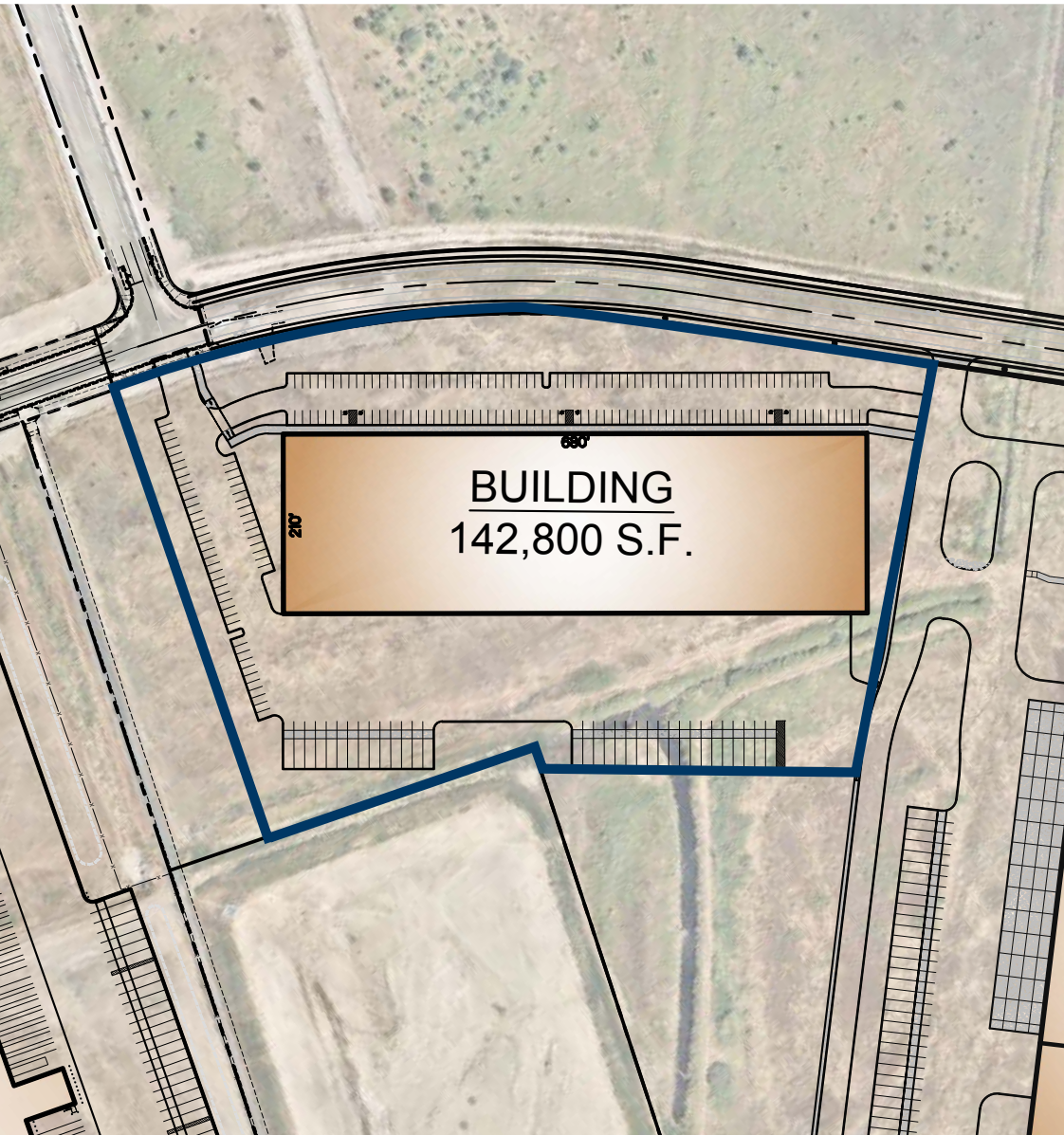


POWER



NATURAL GAS

SITE PLAN



project highlights

Location	SW Corner of Mill Creek Drive and Deer Park in Salem, OR
Site Acreage	13.68 acres
Square Footage	142,800 SF
Building Dimensions	210' x 680', single-loaded
Structural Bay Size	Dock bays - 60' x 52', Interior bays - 50' x 52'
Clear Height	32'
Truck Court	185' deep - 60' concrete apron, 75' asphalt driveway, 55' trailer parks
Car Parking	203 car parking stalls
Trailer Parking	40 trailer parking stalls
Slab on Grade	7" thick unreinforced concrete
Exterior Walls	Load Bearing Concrete Tilt Wall Panels
Dock Doors	Forty (40) including levelers, bumpers, and seals
Grade Doors	Two (2) 12' x 14' automatic drive-in doors
Fire Protection	ESFR
HVAC	Heat provided by gas-fired unit heaters to maintain 60 degrees F.
Electrical Service	3000-amp service at 480/277 V - 3 phase.
Warehouse Lighting	LED high-bay fixtures

LOCATION



±1 MILE TO INTERSTATE 5



47 MILES TO PORTLAND

demographics & labor

The property has a commute shed that includes **one million workers.**



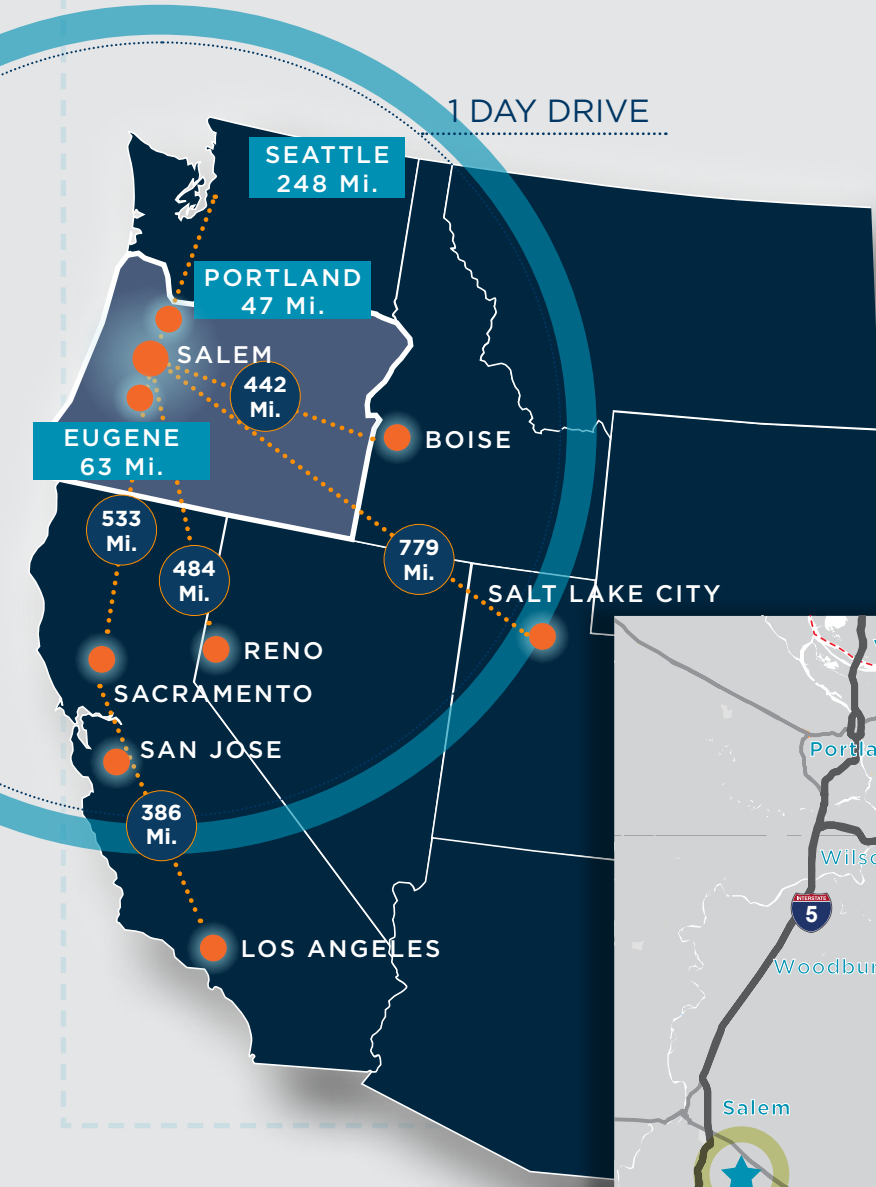
443,300
POPULATION



7.6%
UNEMPLOYMENT



35.9
MEDIAN AGE



1 DAY DRIVE

2020 EMPLOYMENT

Total	159,900
2025 Projection	172,500 - 1% growth
Businesses	15,915 w/in 20-mi radius (<i>Business Oregon Prospector</i>)

2020 MEDIAN HOUSEHOLD INCOME

\$68,800	\$74,700 - 2025 Projected
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Moody's Analytics / Salem Metro Area / November 2020.

INCENTIVES

ENTERPRISE ZONE New investment can receive property tax abatement for three to five years.

E-COMMERCE ZONE Tax abatement for E-Commerce businesses. Click [here](#) for more information.

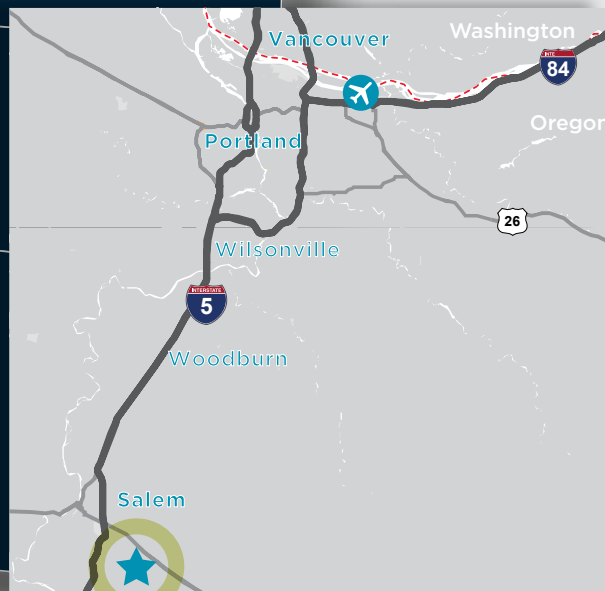
STRATEGIC INVESTMENT ZONE Projects with capital investments exceeding \$100M are eligible for partial property tax abatement for 15 years.

CONSTRUCTION-IN-PROCESS Unfinished facility improvements exempt from local property taxes for up to 2 years.

CITY OF SALEM PROJECT SUPPORT & PERMITTING

The City of Salem will provide a dedicated project coordinator position for projects over \$10M. Phased, concurrent permitting; grading in 7 days; permits in 90 days.

Learn more about additional Incentives [here](#).



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amenities

- 1 WinCo Foods
- 2 Dutch Bros Coffee
- 3 McDonald's
- 4 Subway
- 5 Costco Wholesale
- 6 Walmart Supercenter
- 7 Fred Meyer
- 8 Starbucks Coffee
- 9 Chipotle
- 10 Trader Joe's
- 11 Space Age Fuel
- 12 La Quinta Inn
- 13 The Home Depot
- 14 Dutch Bros Coffee

FOR MORE INFO CONTACT:

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