

# i5 I-5 LOGISTICS CENTER EAST

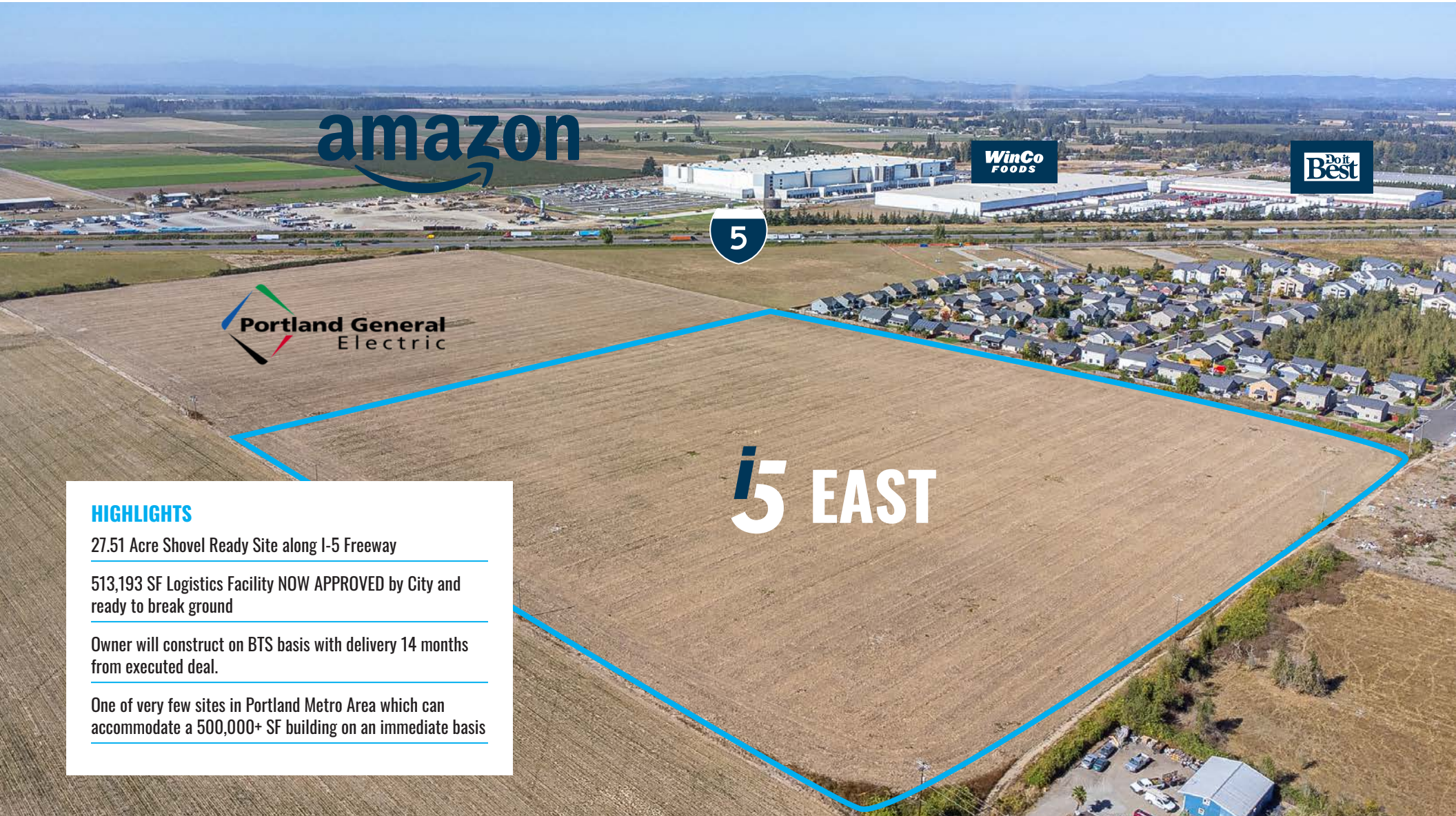
A  SPECHT DEVELOPMENT

## 513,193 SF LOGISTICS FACILITY SHOVEL READY

NOW APPROVED allowing near immediate groundbreaking  
with delivery 14 months following executed transaction

SOUTH EVERGREEN ROAD | WOODBURN, OR





amazon

WinCo  
FOODS

Do it  
Best



Portland General  
Electric

i5 EAST

## HIGHLIGHTS

27.51 Acre Shovel Ready Site along I-5 Freeway

513,193 SF Logistics Facility NOW APPROVED by City and ready to break ground

Owner will construct on BTS basis with delivery 14 months from executed deal.

One of very few sites in Portland Metro Area which can accommodate a 500,000+ SF building on an immediate basis



## LAST REMAINING LARGE INDUSTRIAL ZONED SITE IN WOODBURN, OREGON

- Located just across the freeway from 2.9M Amazon fulfillment center nearing completion and regional DC's for WinCo Foods and Do-It-Best Corp
- Excellent I-5 Freeway Access
- Located in business friendly City of Woodburn jurisdiction
- Enterprise Zone and Opportunity Zone
- Strong Labor Force

For leasing information contact

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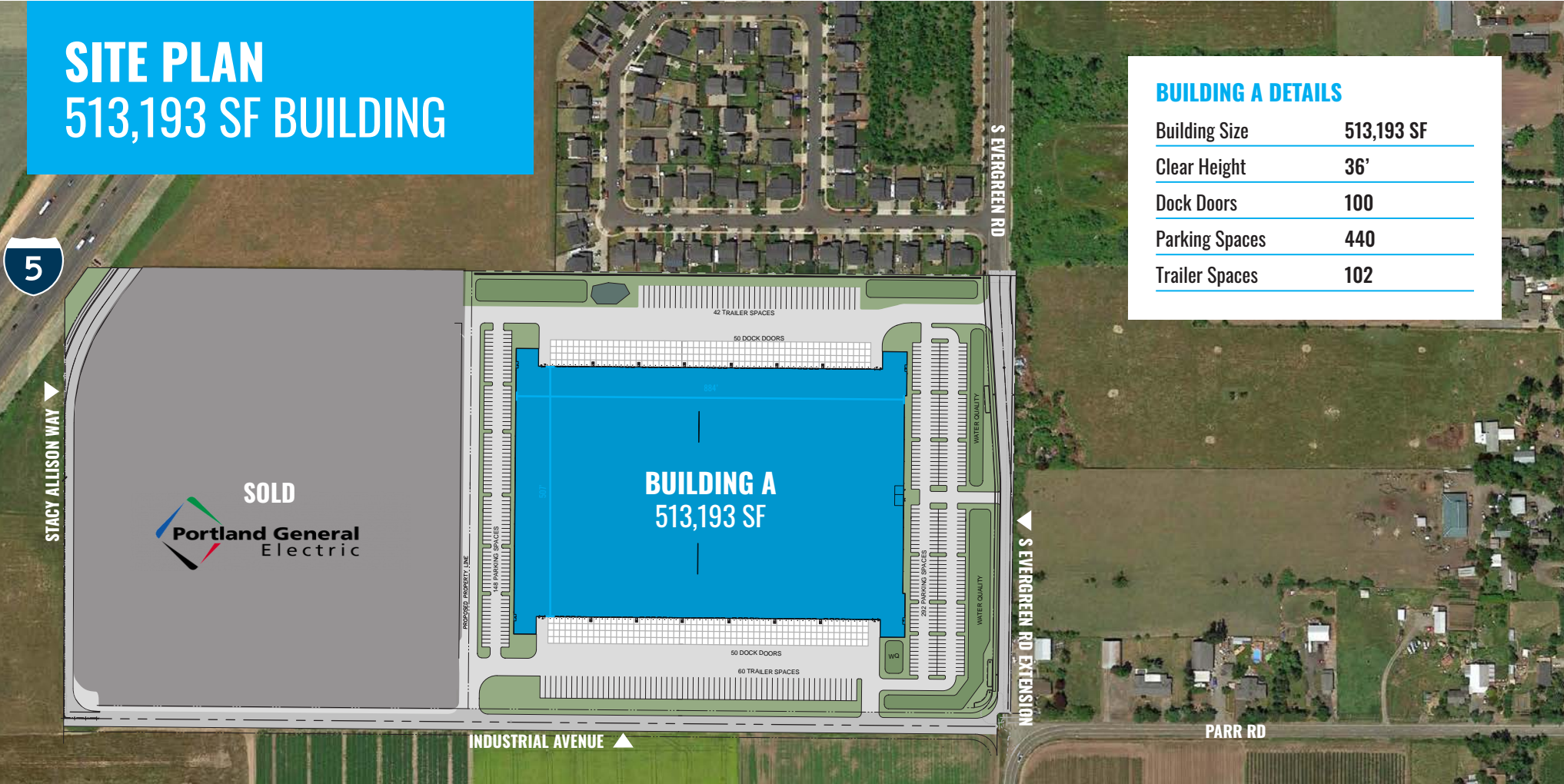
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## SITE PLAN 513,193 SF BUILDING

### BUILDING A DETAILS

Building Size	513,193 SF
Clear Height	36'
Dock Doors	100
Parking Spaces	440
Trailer Spaces	102



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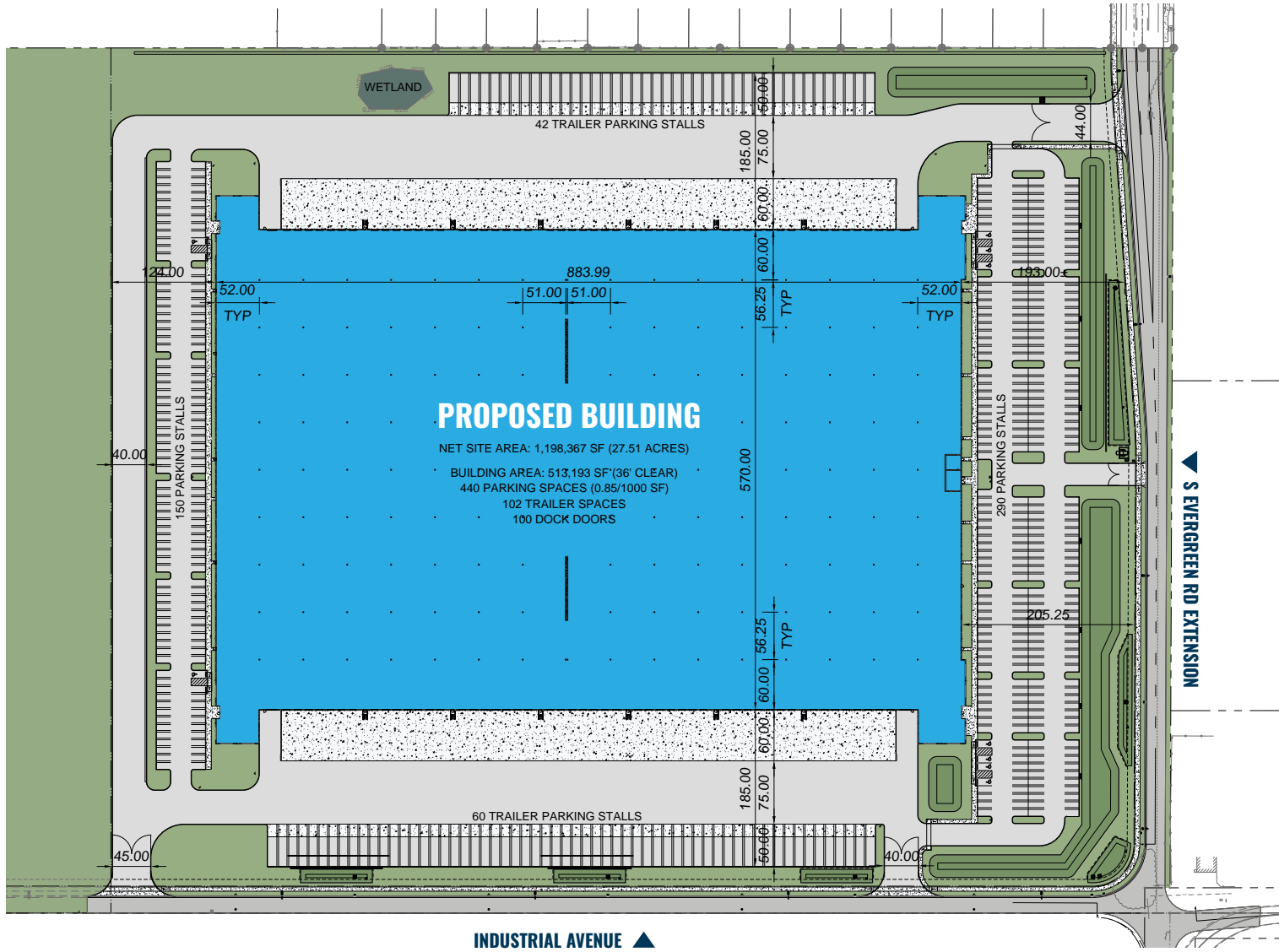
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## NEW BUILDING FEATURES



### HIGHLIGHTS

Class A Logistics Facility totaling 513,193 SF

Divisible to 260,000 SF

Cross loaded design with trailer parking along both sides

100 dock doors and 4 grade doors

102 trailer spaces and 440 auto parking spaces

3 dedicated truck court ingress/egress points along with 1 dedicated employee parking entrance

600 PSF floor load

36' clear height with ESFR sprinkler system

3000 amp 480v electrical service (expandable if required)

Full perimeter security fencing possible if required

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## LOCATION OVERVIEW

Located in business friendly Woodburn, Oregon, at the south end of the strong I-5 Corridor South submarket

Immediate I-5 Freeway access via recently enlarged and upgraded full I-5 Freeway Interchange

Located in "Enterprise Zone" providing for 3-5 year property tax abatements for qualifying companies

Strong labor pool available with excellent labor study statistics which helped Amazon choose Woodburn recently

Highly qualified development team in Specht Development [spechtprop.com](http://spechtprop.com)

11 MILES

SOUTH OF PORTLAND MSA  
CURRENT BOUNDARY

203 MILES

TO SEATTLE  
CITY CENTER

551 MILES

TO SACRAMENTO  
CITY CENTER



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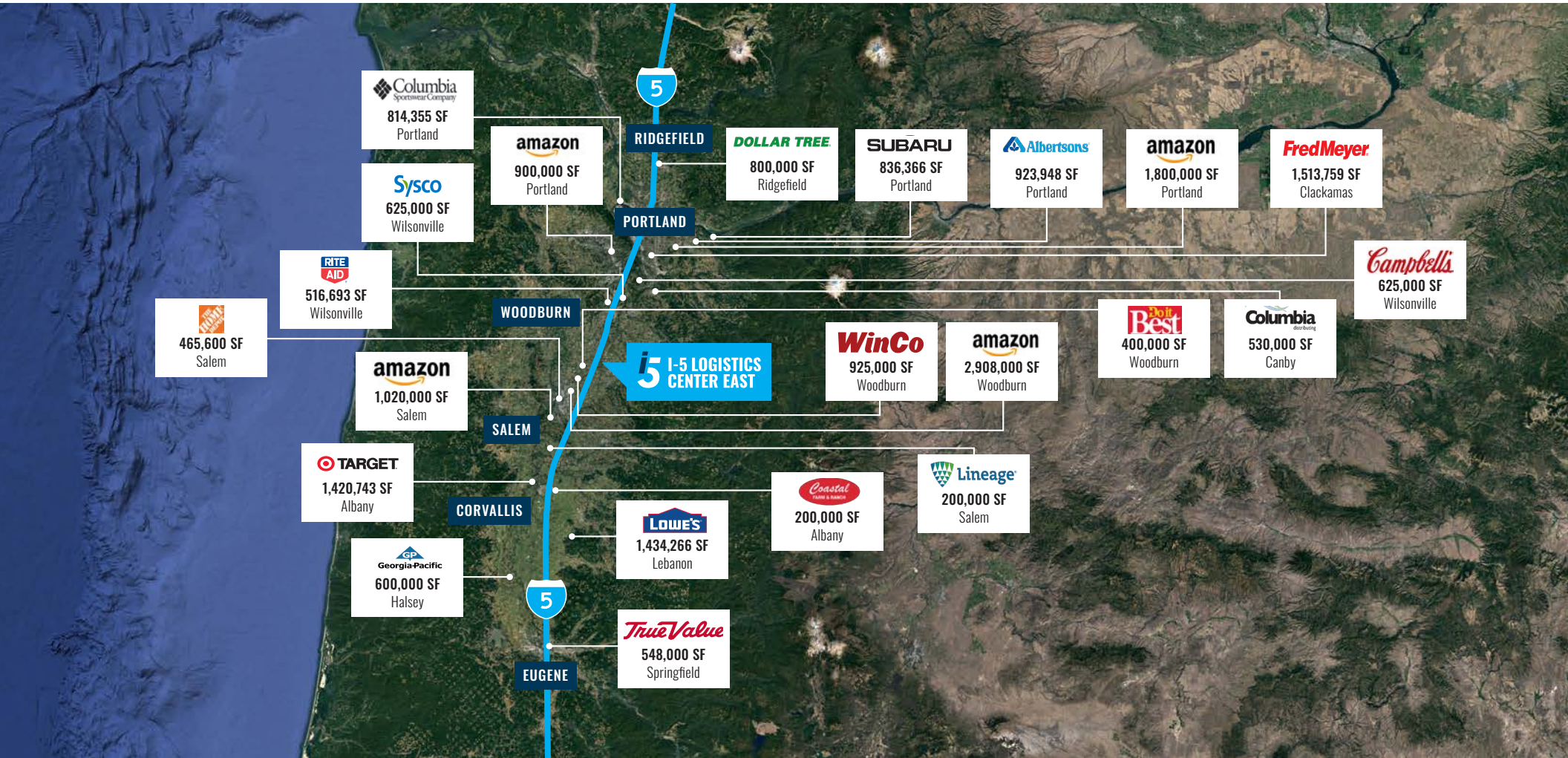
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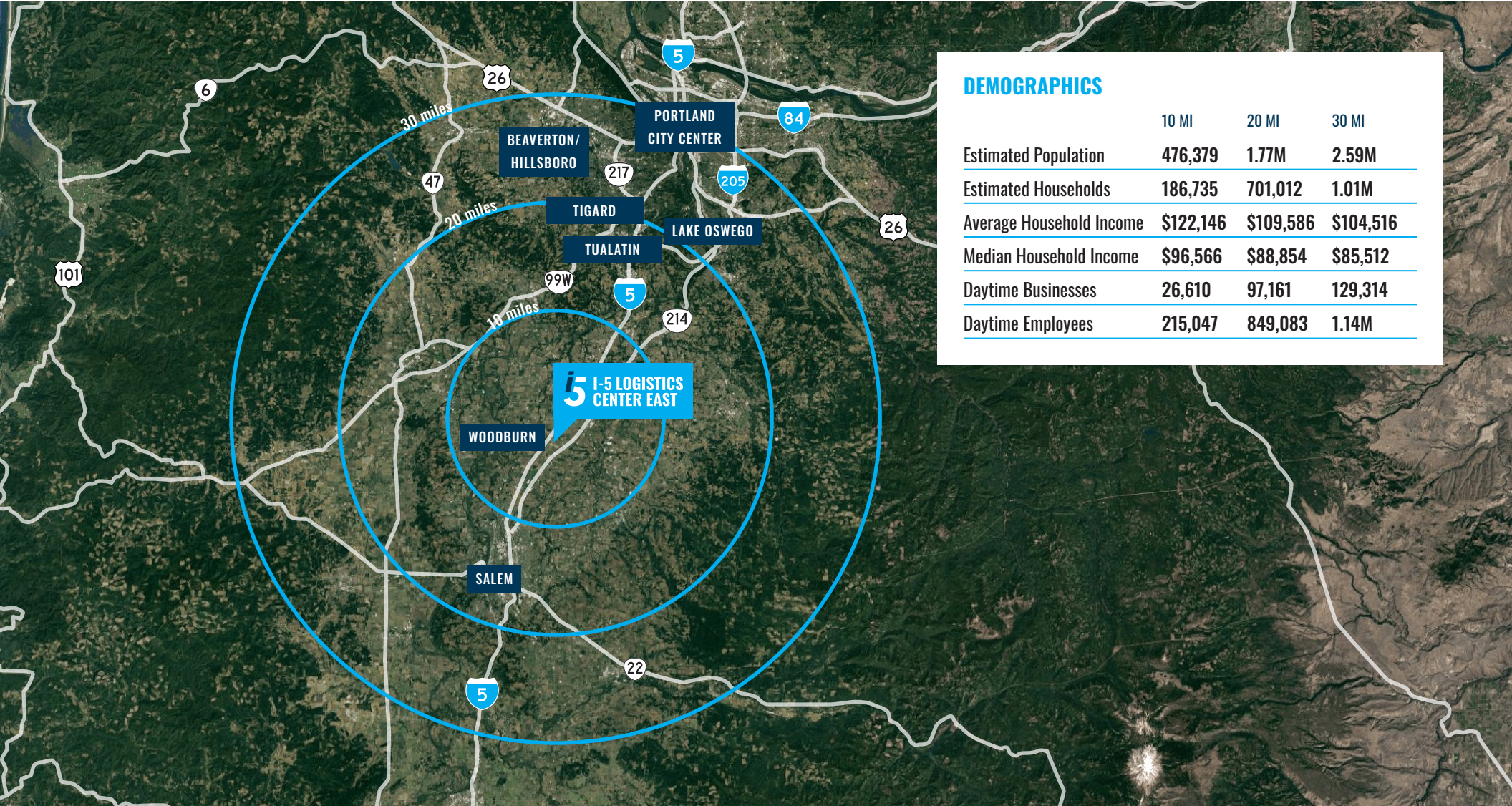
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## DEMOGRAPHICS

	10 MI	20 MI	30 MI
Estimated Population	476,379	1.77M	2.59M
Estimated Households	186,735	701,012	1.01M
Average Household Income	\$122,146	\$109,586	\$104,516
Median Household Income	\$96,566	\$88,854	\$85,512
Daytime Businesses	26,610	97,161	129,314
Daytime Employees	215,047	849,083	1.14M



amazon

WinCo  
FOODS

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11 MILES TO PORTLAND MSA

5



27.51 ACRE SITE

5 I-5 LOGISTICS  
CENTER EAST

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