

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

5



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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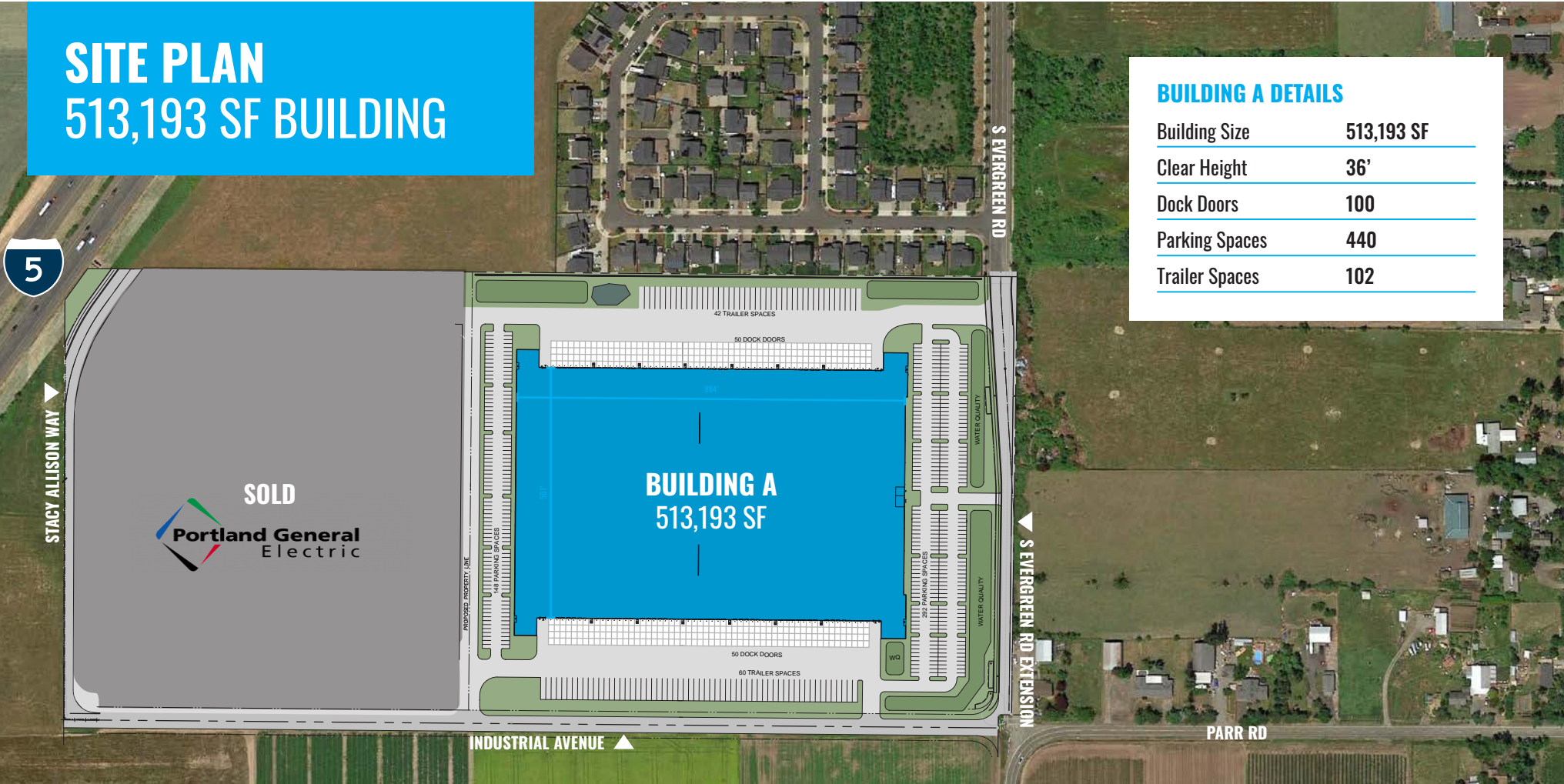
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SITE PLAN 513,193 SF BUILDING

BUILDING A DETAILS

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



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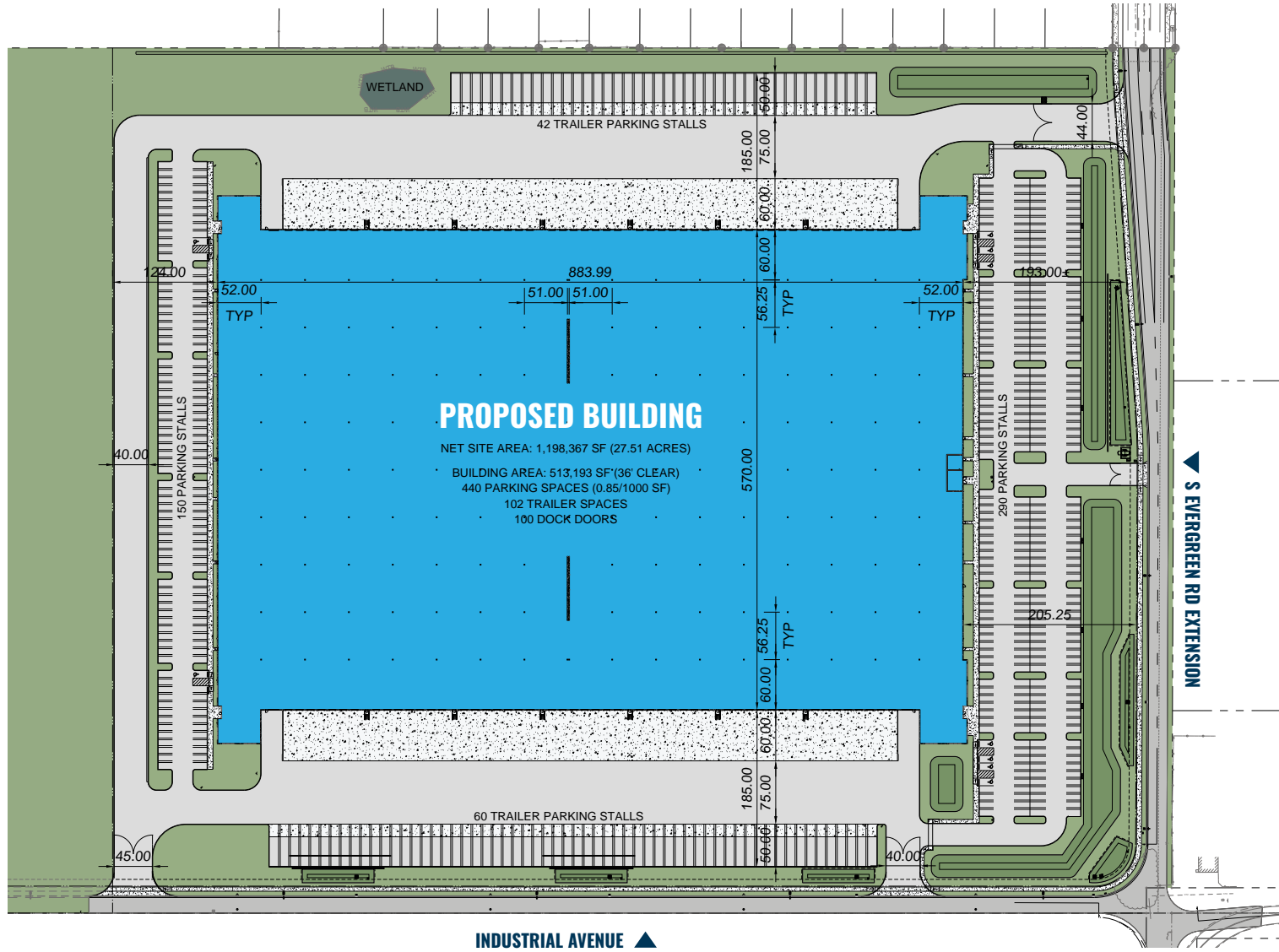
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NEW BUILDING FEATURES



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

11 MILES

SOUTH OF PORTLAND MSA
CURRENT BOUNDARY

203 MILES

TO SEATTLE
CITY CENTER

551 MILES

TO SACRAMENTO
CITY CENTER



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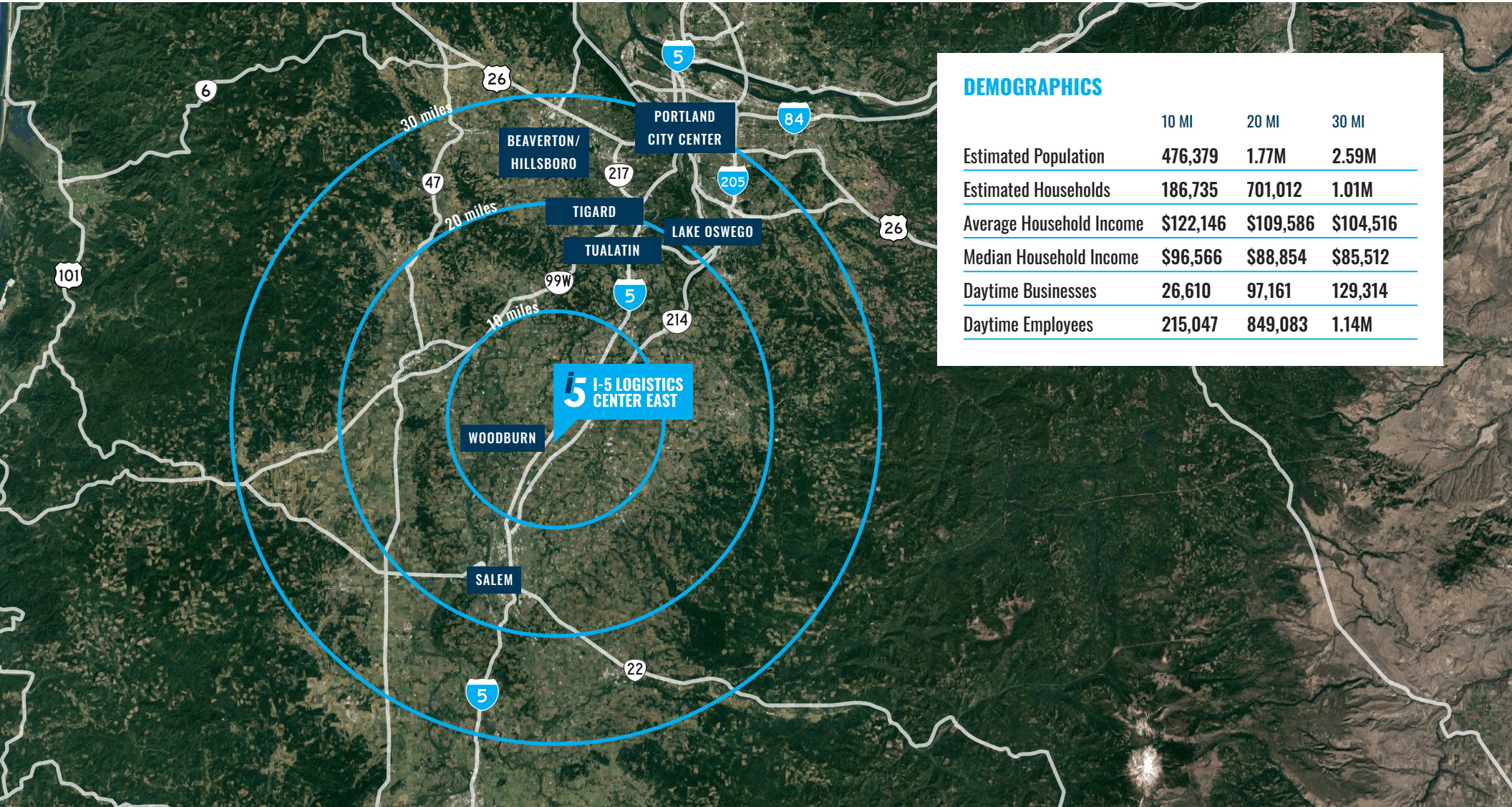
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DEMOGRAPHICS

| | 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 |



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