

SCANNELL
LOGISTICS
CENTER
SALEM



CONCEPTUAL RENDERING

SHOVEL READY BUILD TO SUIT SALE/LEASE
VARIOUS SIZES UP TO ±500K SF BUILDING



PROPERTY OVERVIEW

ZONING & SITE READINESS

JURISDICTION

City of Salem

ZONING

EMPLOYMENT CENTER (EC)

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

SIZE

Up to ±45 acres

Can accommodate multiple building sizes up to ±500K SF
Build-To-Suit

SITE READINESS

Flat, Shovel-ready

COMPLETED DUE DILIGENCE

- Archaeological
- Environmental
- Master Plan
- Storm water Management
- Transportation Impact Analysis
- Wetlands Mitigation Completed

ENVIRONMENTAL ADVANTAGES

- High Capacity Water
- Clean Air
- Low Natural Disaster Risk



ABUNDANT
UTILITY
INFRASTRUCTURE



WATER &
SEWER

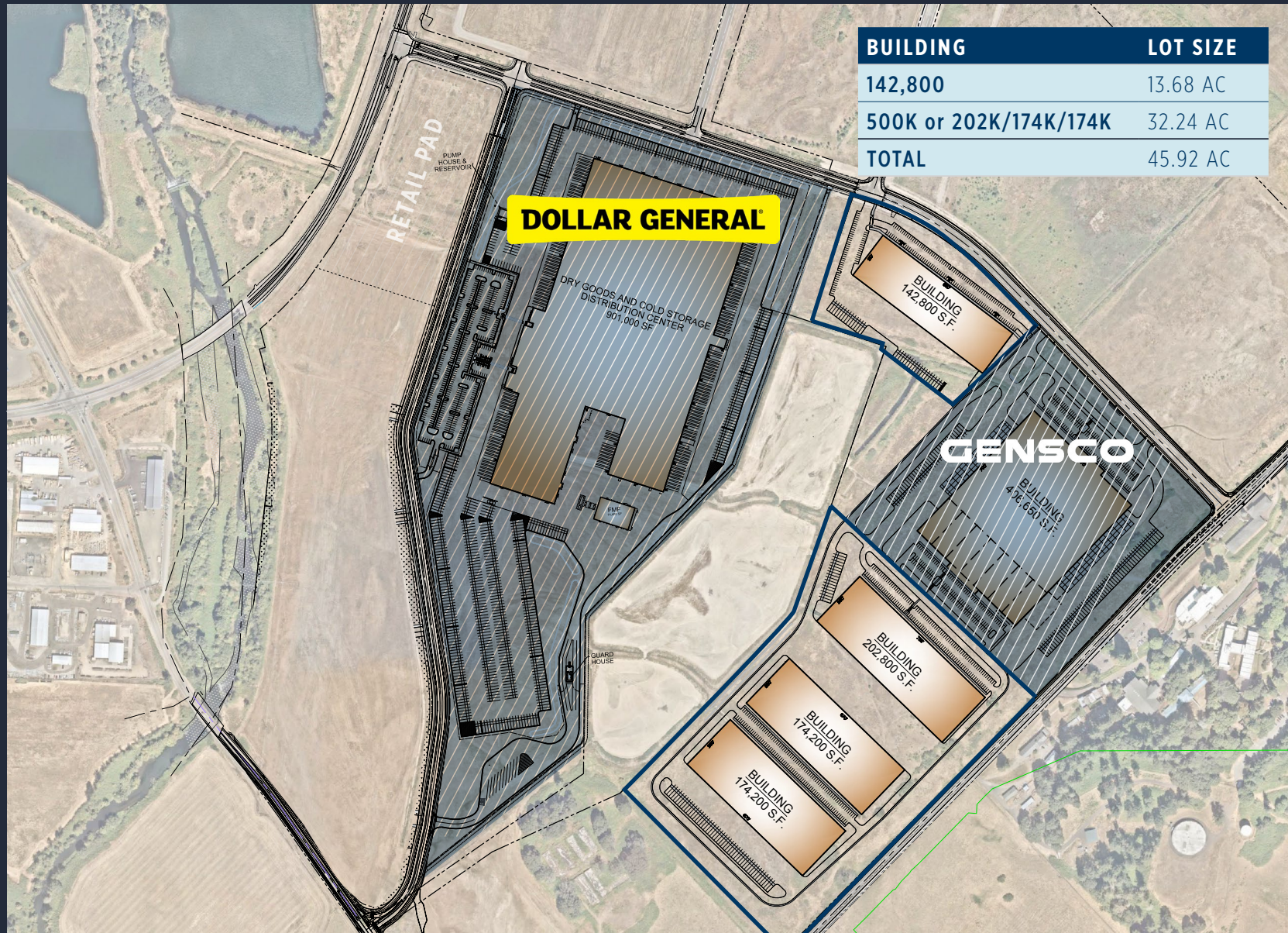


POWER

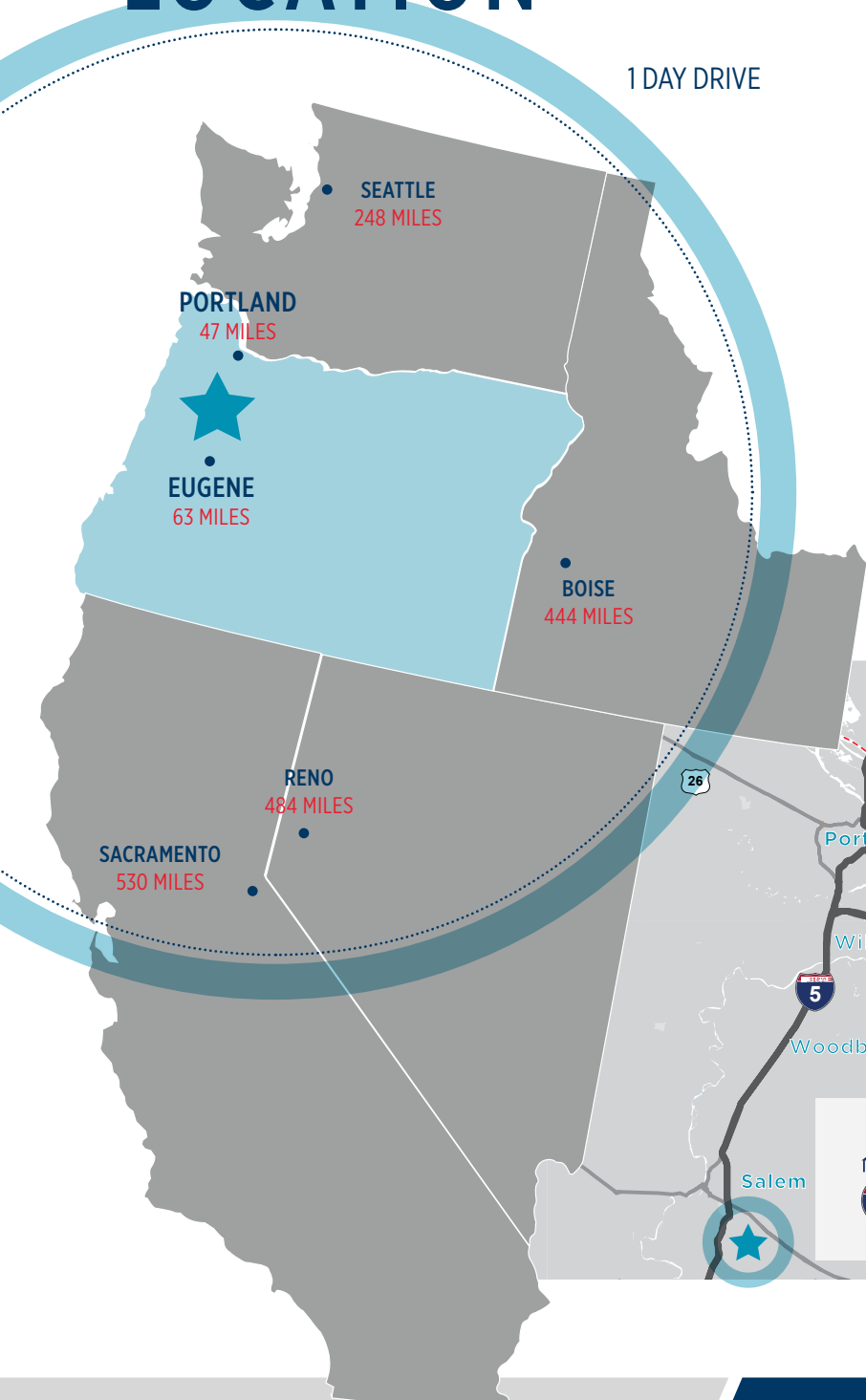


NATURAL GAS

CONCEPTUAL



LOCATION



DEMOGRAPHICS & LABOR FORCE

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



POPULATION
443,300



MEDIAN AGE
35.9
(2019)



UNEMPLOYMENT
7.6%

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
----------	---------------------------

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](#).



AARON WATT
Executive Managing Director
+1 503 279 1779
aaron.watt@cushwake.com

KEEGAN CLAY
Executive Director
+1 503 279 1704
keegan.clay@cushwake.com

