



FOR LEASE



CONCEPT RENDERING



SANTIAM INDUSTRIAL CENTER

For Lease: 10,925 SF - 528,306 SF

930 W Washington St, Stayton OR 97383

A great opportunity to lease in the growing city of Stayton! Centrally located between Portland & Eugene and conveniently two miles away from Hwy 22 and 13 miles from I-5. Enjoy great site amenities such as heavy power, rail service, excess yard space, food production improvements, and much more!

MIKE HALE, SIOR

Principal | Licensed in OR & WA
503-517-7129
mikehale@capacitycommercial.com
**Broker Has Ownership Interest in This Property*

SCOTT KAPPES, SIOR

Principal | Licensed in OR & WA
503-517-9877 | scottk@capacitycommercial.com

BRODY COHEN

Senior Associate | Licensed in OR & WA
503-517-9878
brody@capacitycommercial.com

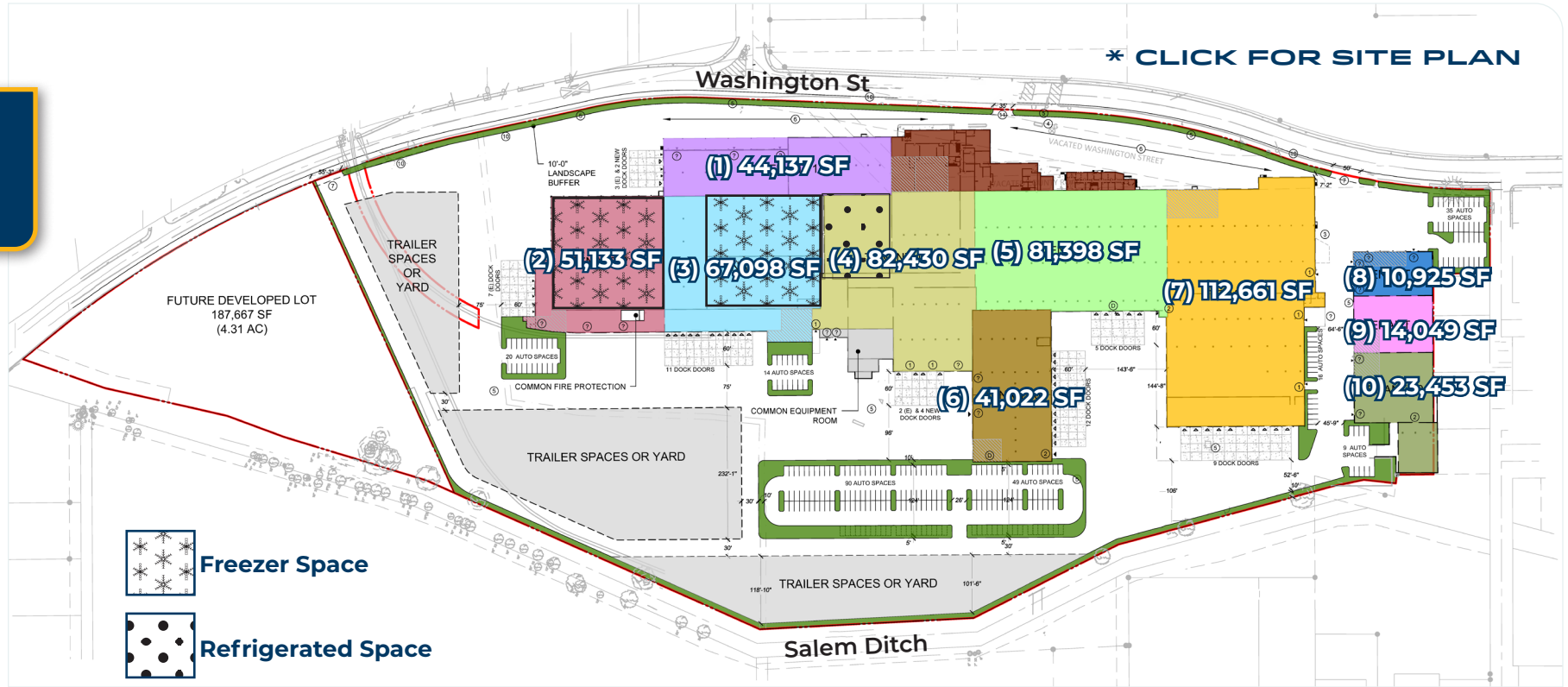
JORDAN TRUITT

Broker
503-510-3307
jordan@firstcommercialoregon.com





SITE PLAN



[* CLICK FOR SITE PLAN](#)

PROPERTY DETAILS	
Total SF	528,306 SF of Warehouse & Office
Lot Area	37 Acres
Dock Doors	Yes
Grade Doors	Yes
Rail Served	Yes
Power	Heavy Power (6MW)
Clear Height	16' - 22'
Trailer Parking	Yes
Zoning	Light Industrial (IL)
Rates	Shell: \$0.55 / SF (NNN) Existing Office: \$0.70 / SF (NNN) Freezer: \$1.20 / SF (NNN) Refrigerated: \$0.85 / SF (NNN) Yard: \$0.05 / SF (NNN)

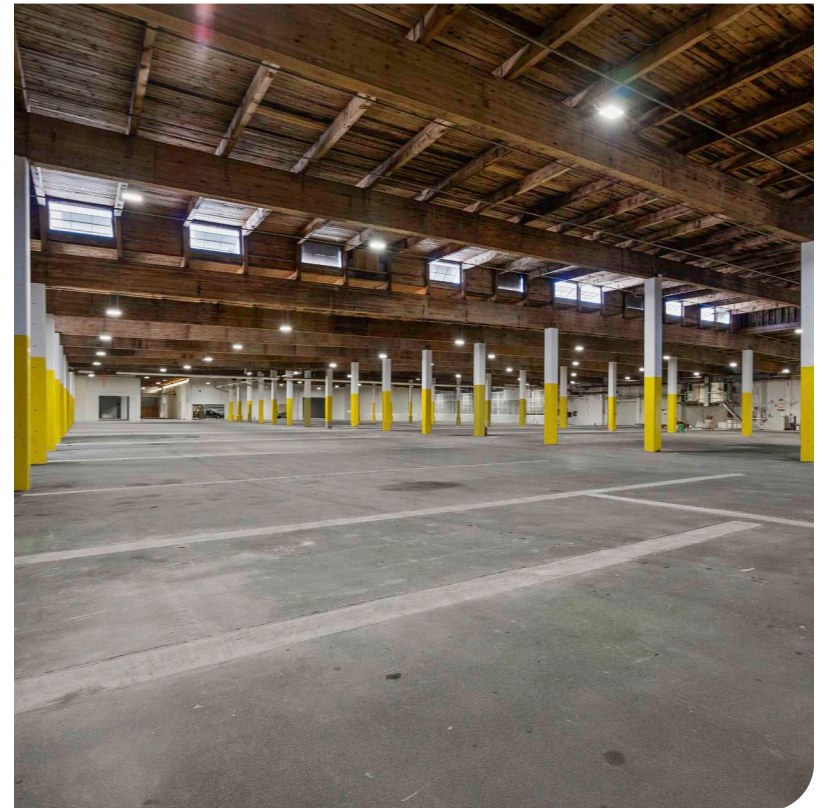
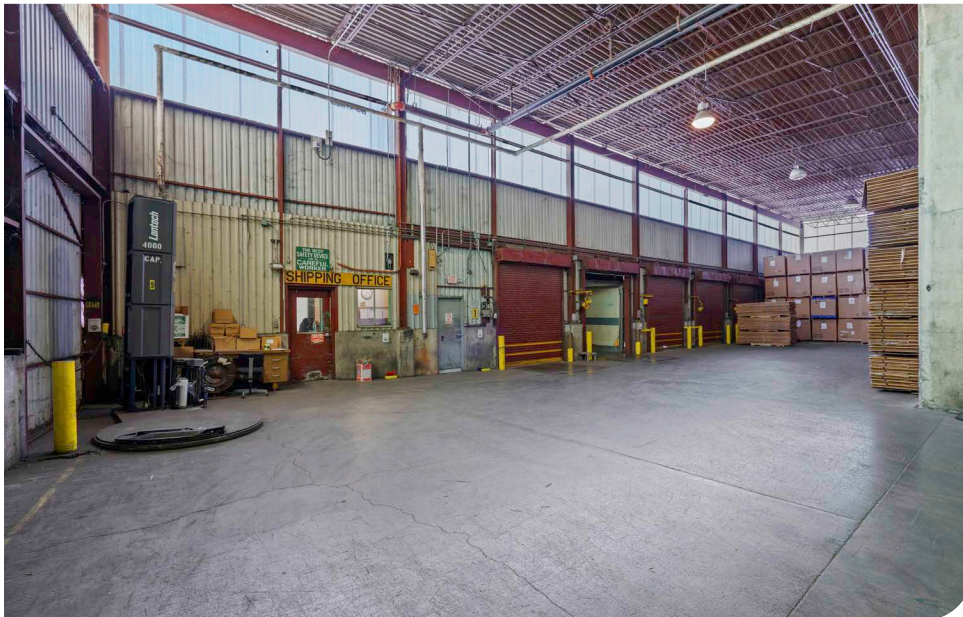
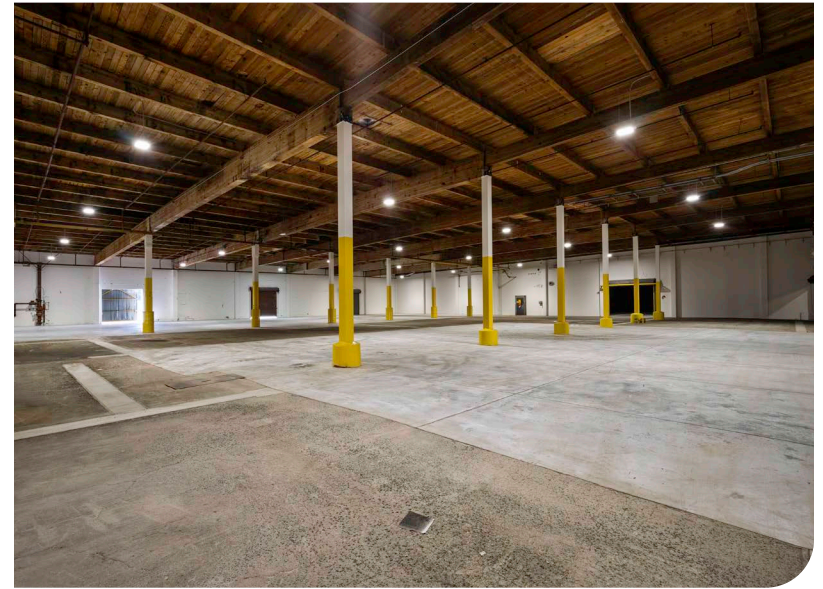
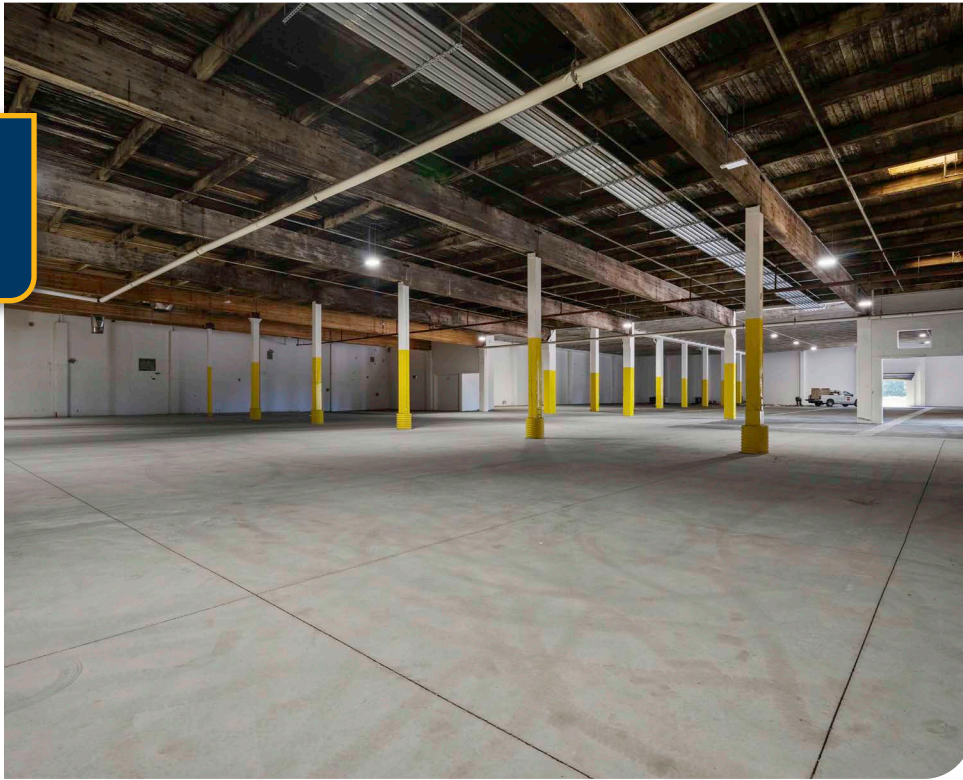
* POTENTIAL SPACE DEMISING

INDIVIDUAL SPACE PLANS	
(1) 44,137 SF LEASED	(6) 41,022 SF
(2) 51,133 SF	(7) 112,661 SF
(3) 67,098 SF	(8) 10,925 SF
(4) 82,430 SF	(9) 14,049 SF
(5) 81,398 SF	(10) 23,453 SF



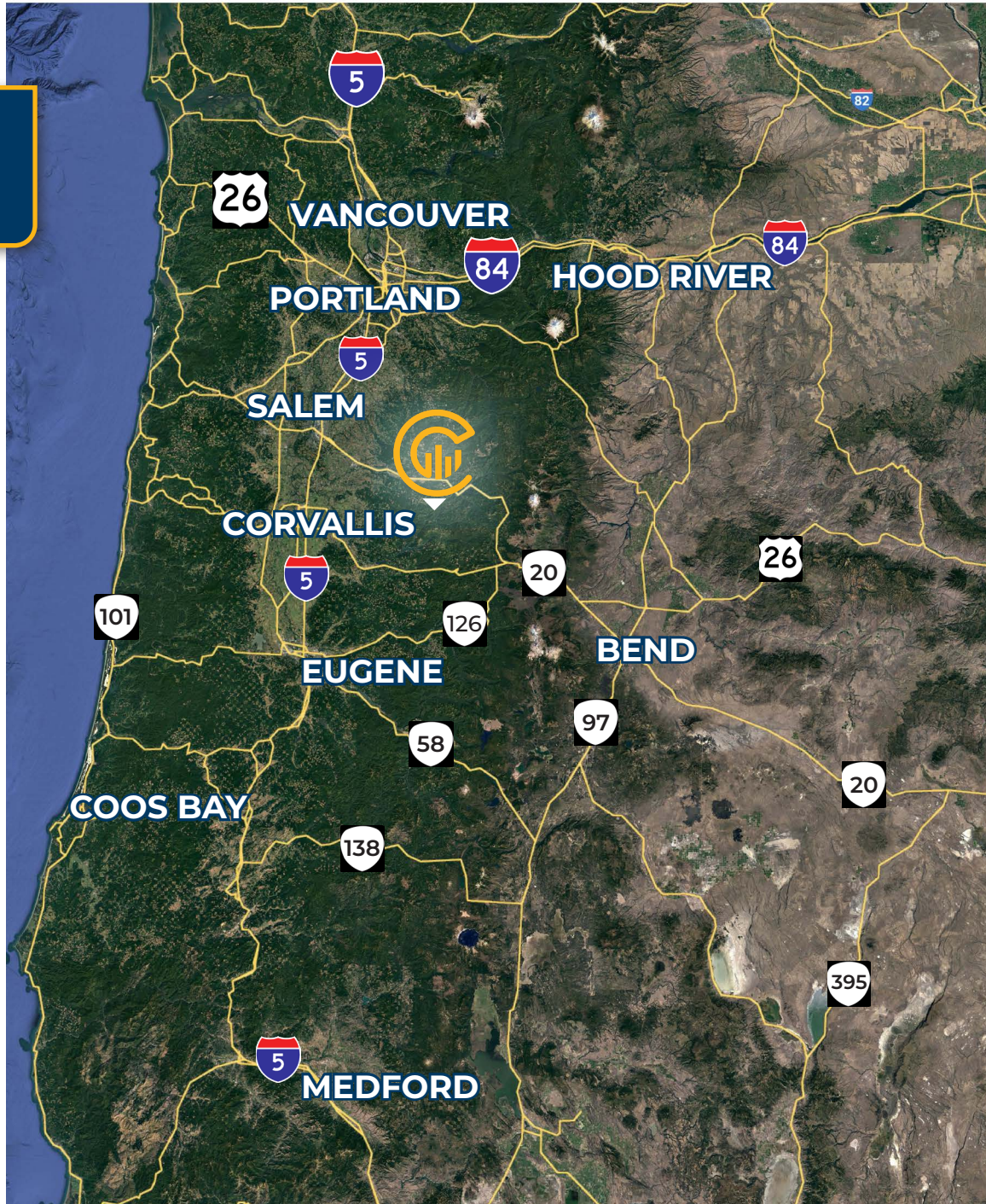


INTERIOR PHOTOS





LOCATION AERIAL



DISTANCE TO:

Exit 13 Hwy 22	1.7 Miles
Interstate 5	13.2 Miles
Salem, OR	16.7 Miles
Corvallis, OR	37 Miles
Portland, OR	60.2 Miles
Eugene, OR	62 Miles
Vancouver, WA	69 Miles
PDX Airport	71 Miles
Redmond, OR	114 Miles
Bend, OR	117 Miles
Medford, OR	226 Miles
Seattle, WA	230 Miles





DEMOGRAPHICS & ZONING

STAYTON INCENTIVES

STAYTON (NORTH SANTIAM) ENTERPRISE ZONE

- Three to Five Year Property Tax Exemption for Eligible Businesses
- Employment-Based Job Creation Requirements
- “First Source” Agreement with Job Training Providers
- Four to Five Year Abatement (Requires Higher Wage Jobs, etc)

The Enterprise Zone is the most important incentive and used most often by qualifying businesses. However, there are others offered on a case-by-case basis. Those are:

1. GOVERNOR’S STRATEGIC RESERVE FUND

» Discretionary forgivable loan program targeted at creation of above-average wage traded-sector jobs.

2. ODOT IOF

» Matching-funds grant to help with transportation system improvements for economic development projects; \$1 Million max.

3. SPECIAL PUBLIC WORKS FUND

» Loan (and, sometimes, grant) funding to help with improvement of municipally-owned infrastructure.

4. STRATEGIC INVESTMENT PROGRAM

» Tax break for very large investments; only makes sense for projects of \$100 Million ++. County-led, but City must affirmatively participate.

ZONING DETAILS

Light Industrial (IL)

To provide for light manufacturing, assembly, or storage areas that will not conflict with less intensive uses.



AREA DEMOGRAPHICS

Population	3 Mile	5 Mile	10 Mile
2024 Estimated Population	12,322	18,453	38,662
2029 Projected Population	12,108	18,170	38,166
2020 Census Population	12,456	18,605	39,148
2010 Census Population	11,508	17,010	35,486
Projected Annual Growth 2024 to 2029	-0.3%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2024	0.8%	0.9%	1.0%
Households & Income			
2024 Estimated Households	4,719	6,832	14,226
2024 Est. Average HH Income	\$101,201	\$106,020	\$119,257
2024 Est. Median HH Income	\$76,338	\$80,692	\$93,001
2024 Est. Per Capita Income	\$38,988	\$39,430	\$44,007
Businesses			
2024 Est. Total Businesses	546	722	1,508
2024 Est. Total Employees	3,943	4,842	8,835

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1

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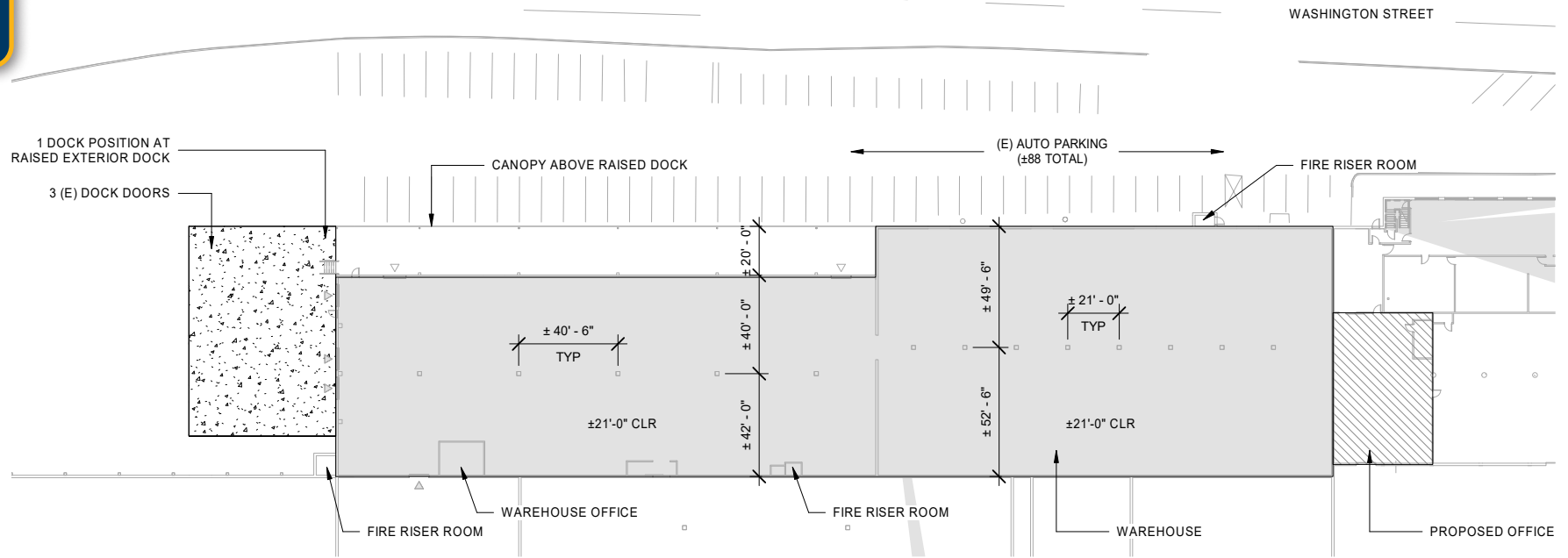
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SANTIUM INDUSTRIAL CENTER



SITE PLAN

TENANT 1 (LEASED)



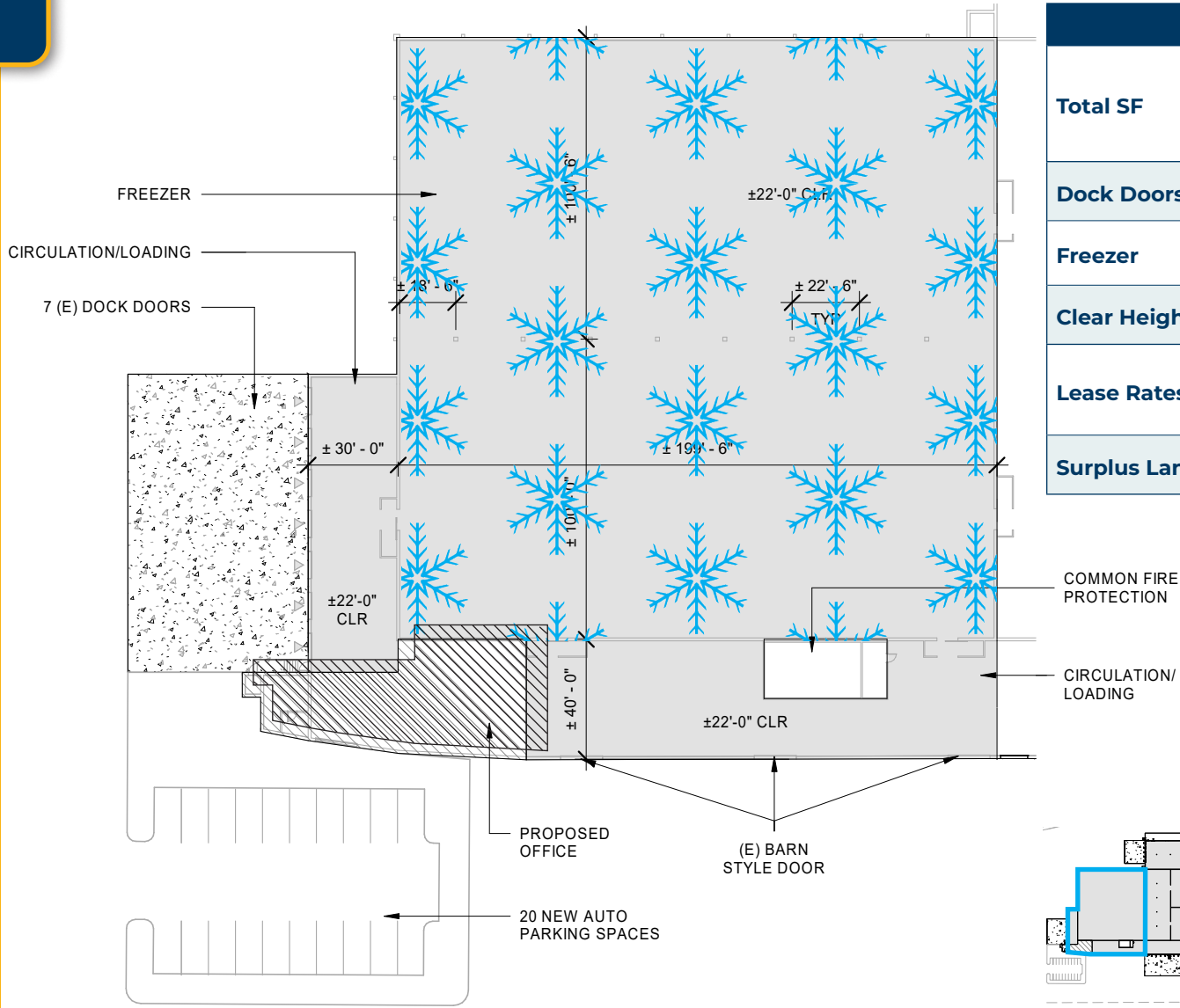
PROPERTY DETAILS	
Total SF	44,137 SF *Office: Build-to-Suit
Dock Doors	Yes
Grade Doors	Yes



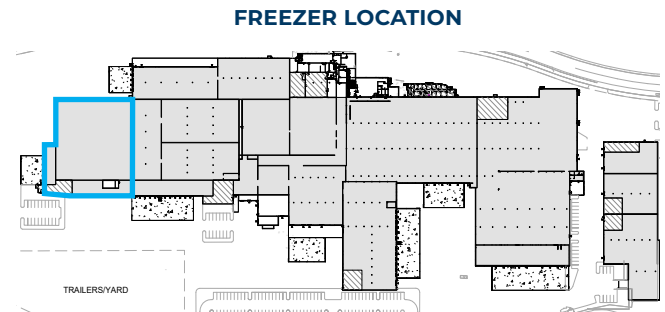


FLOOR PLAN

TENANT 2 (FREEZER SPACE)



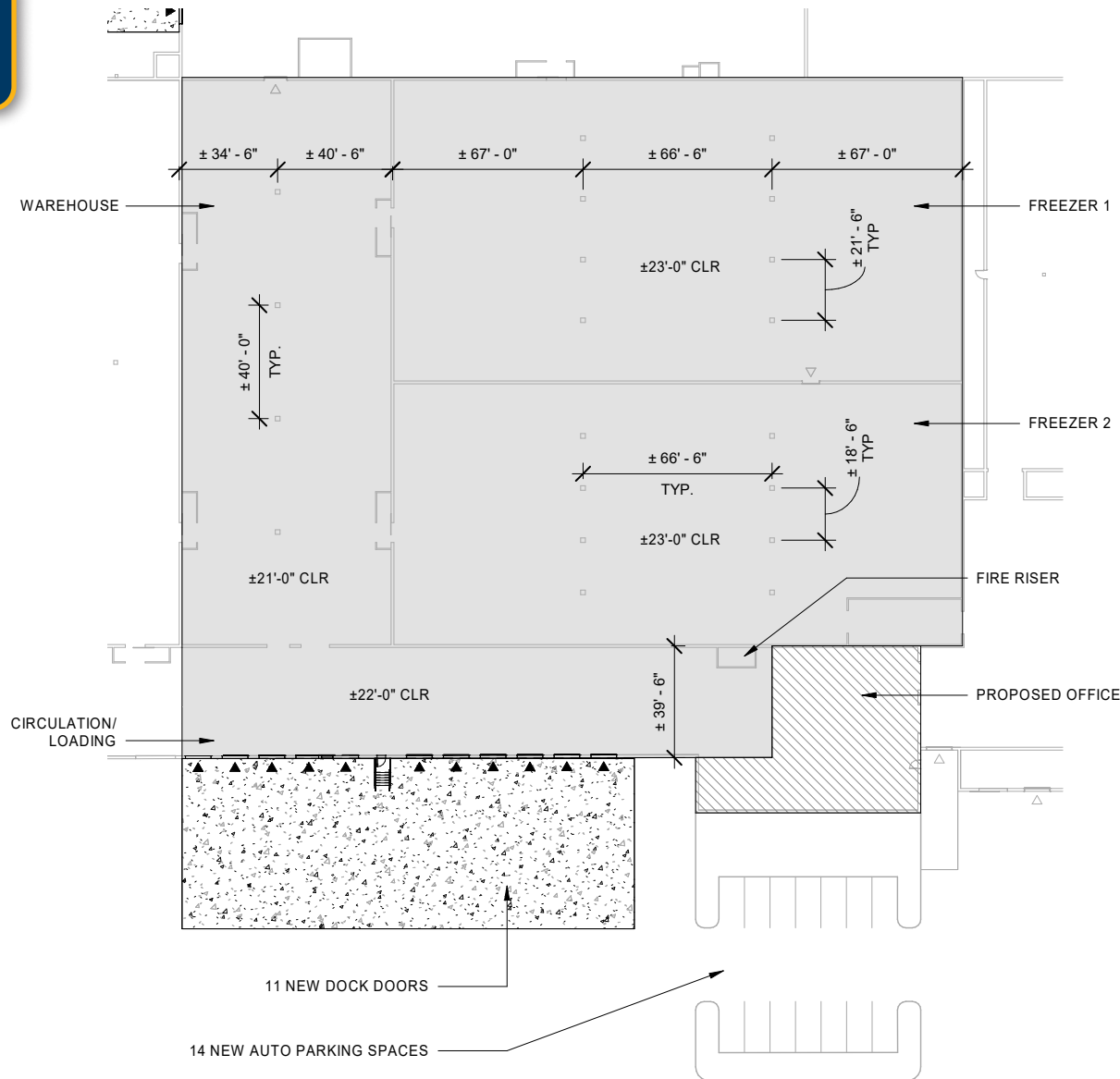
PROPERTY DETAILS	
Total SF	Freezer Space: 39,931 SF Ambient Warehouse Space: 8,406 SF Proposed Office (BTS): 2,795 SF Space Total: 51,133 SF
Dock Doors	7 (Seven) Doors
Freezer	Freezer (-10°F) Ammonia System
Clear Height	22'
Lease Rates	<ul style="list-style-type: none"> • Ambient: \$0.55/SF • Freezer: \$1.20/SF • Office: \$1.40/SF
Surplus Land	1-5 Acres Available





SITE PLAN

TENANT 3

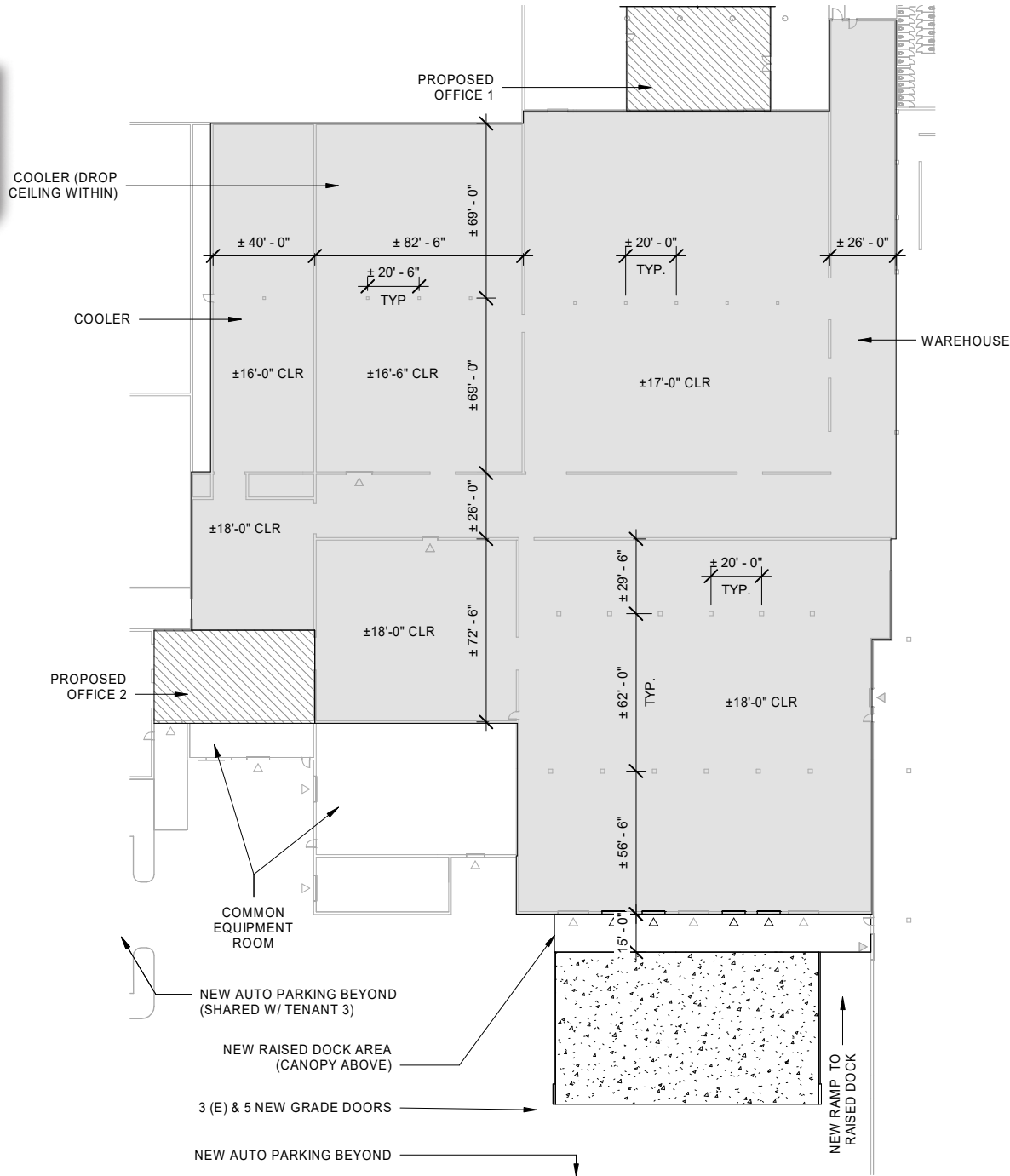


PROPERTY DETAILS	
Total SF	67,098 SF *Office: Build-to-Suit
Dock Doors	Yes
Grade Doors	Yes
Freezer/Cooler	Freezer





SITE PLAN



TENANT 4

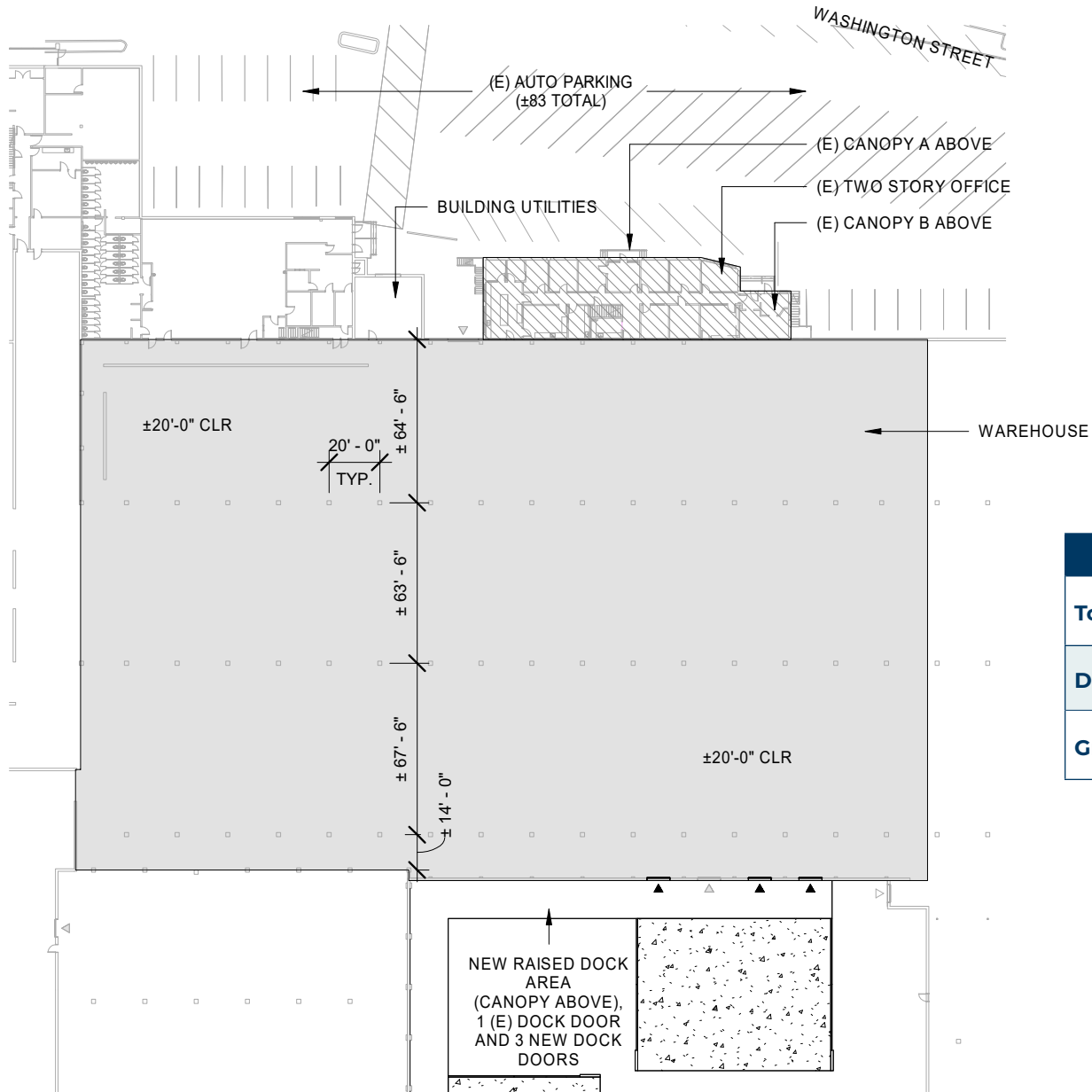
PROPERTY DETAILS	
Total SF	82,430 SF *Office: Build-to-Suit
Dock Doors	Yes
Grade Doors	Yes
Freezer/Cooler	Refrigerated





SITE PLAN

TENANT 5



PROPERTY DETAILS

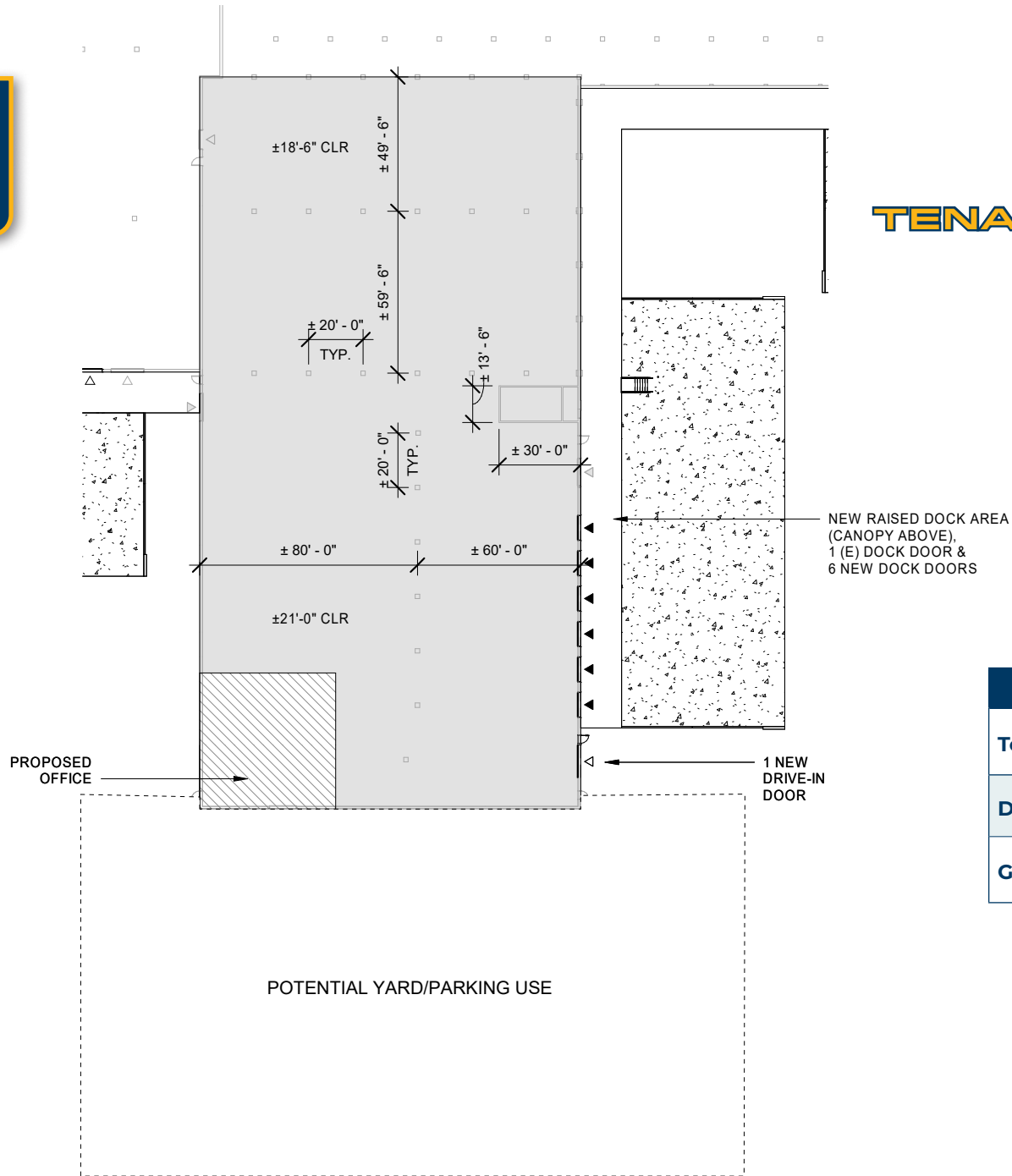
Total SF	81,398 SF *Office: 9,807 SF
Dock Doors	Yes
Grade Doors	Yes

IRG
Industrial





SITE PLAN



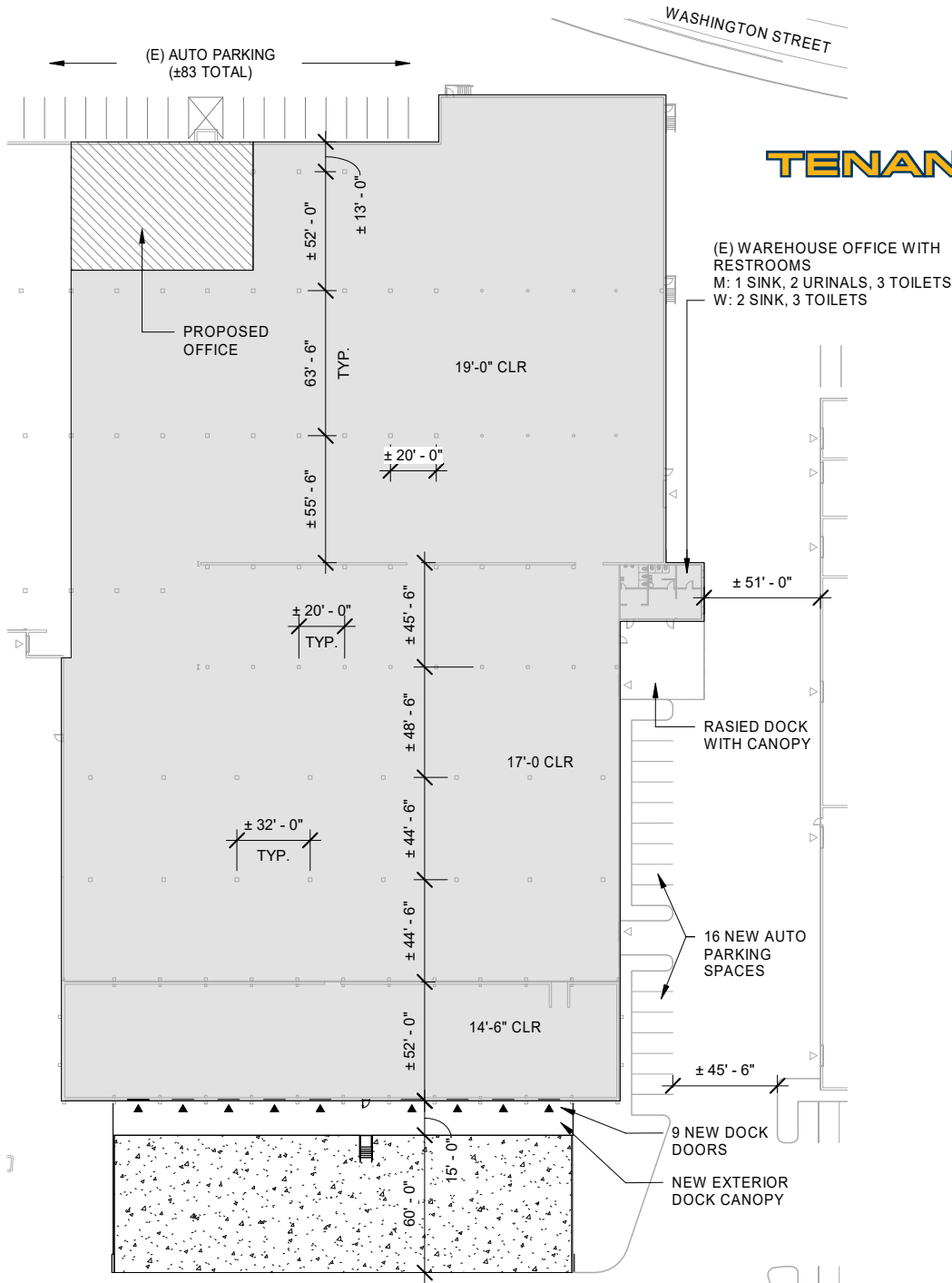
TENANT 6

PROPERTY DETAILS	
Total SF	41,022 SF *Office: Build-to-Suit
Dock Doors	Yes
Grade Doors	Yes





SITE PLAN



PROPERTY DETAILS	
Total SF	112,661 SF *Office: Build-to-Suit
Dock Doors	Yes
Grade Doors	Yes
Freezer/Cooler	Freezer

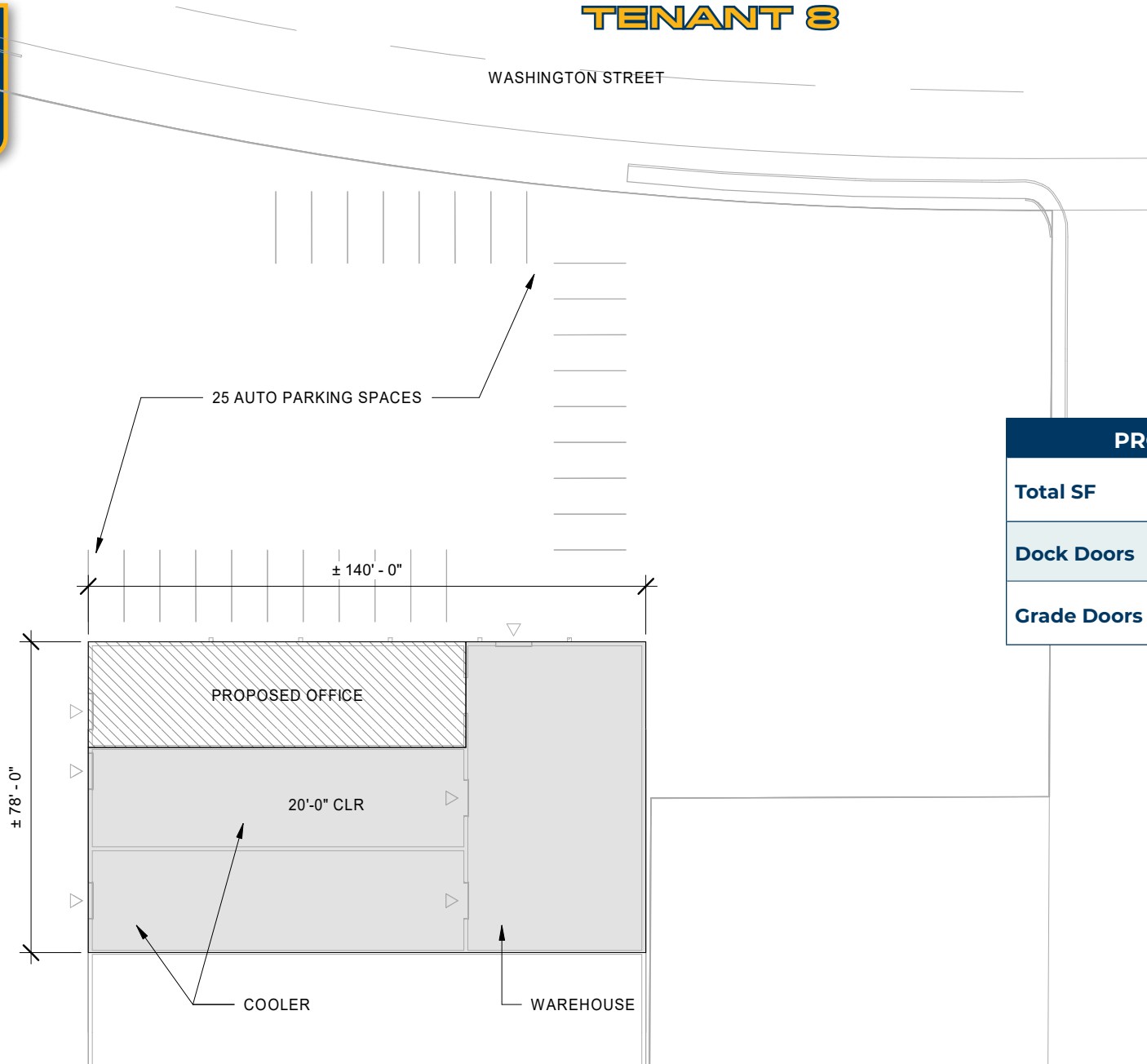




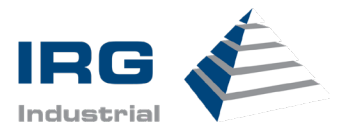
SITE PLAN

TENANT 8

WASHINGTON STREET

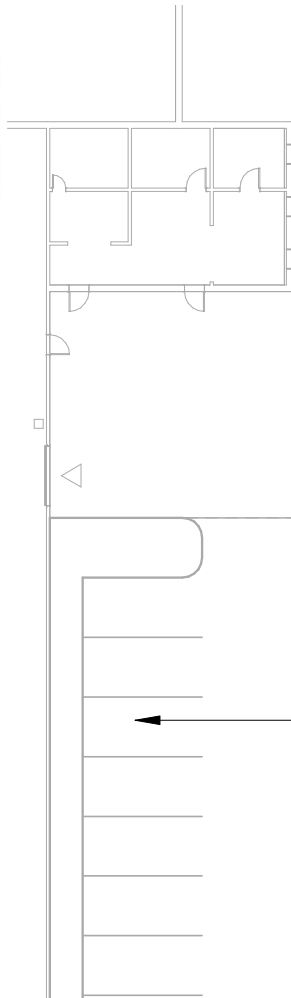


PROPERTY DETAILS	
Total SF	10,925 SF *Office: Build-to-Suit
Dock Doors	No
Grade Doors	Yes



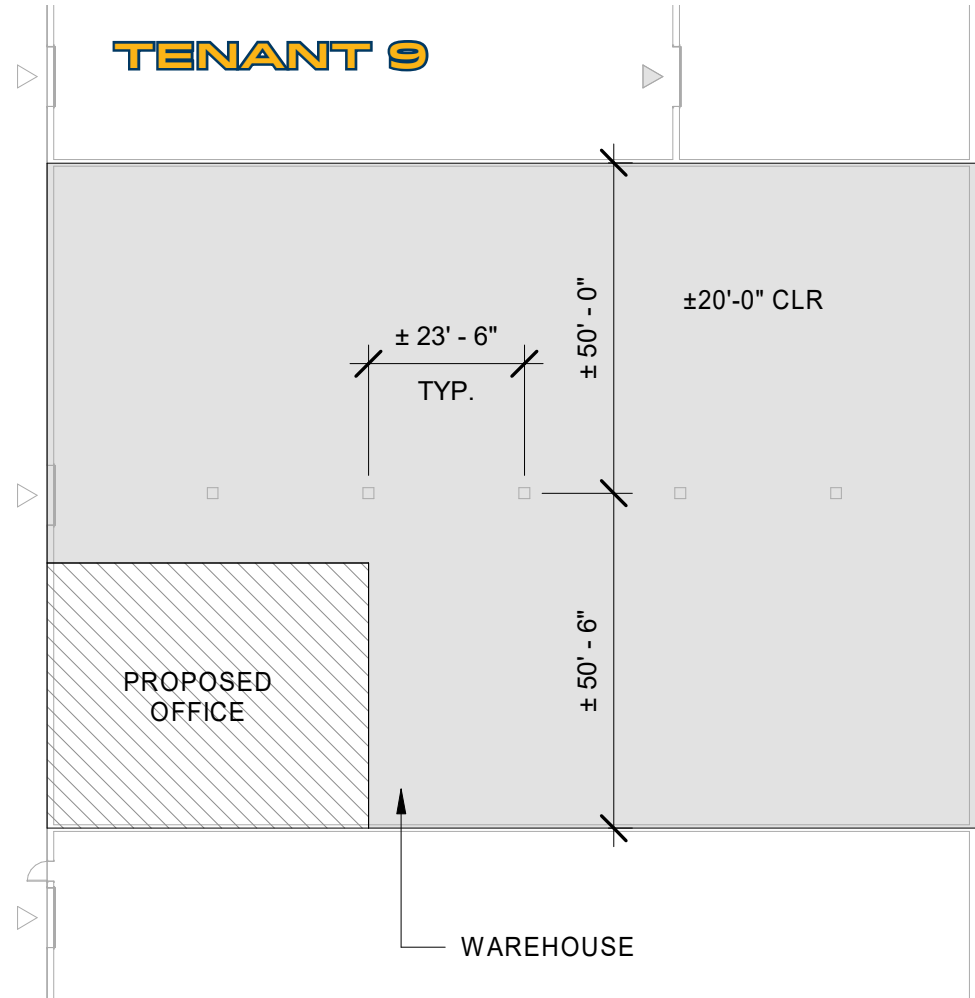


SITE PLAN



← SHARED PARKING

TENANT 9

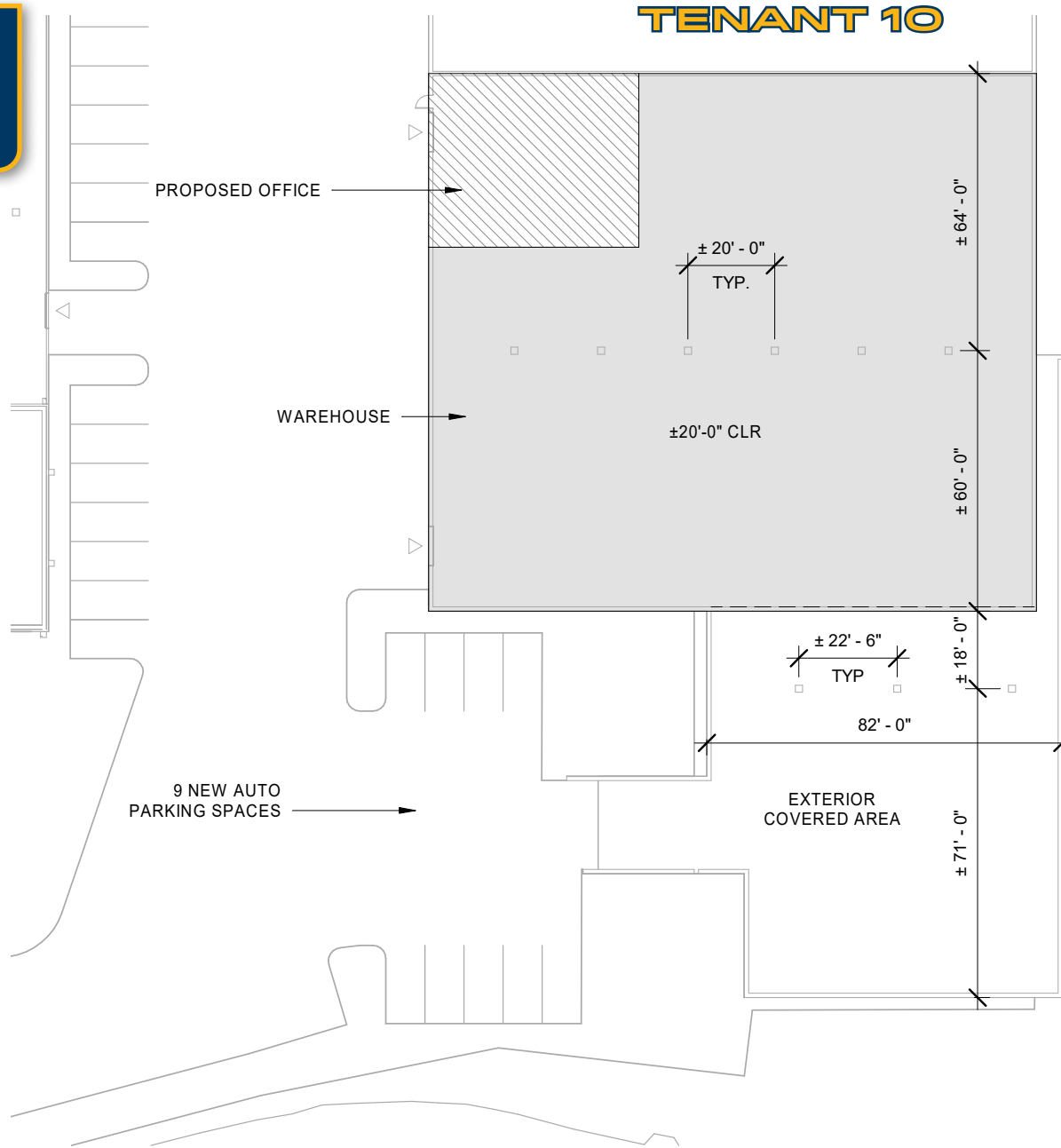


PROPERTY DETAILS	
Total SF	14,049 SF *Office: Build-to-Suit
Dock Doors	No
Grade Doors	Yes





SITE PLAN



PROPERTY DETAILS	
Total SF	23,453 SF *Office: Build-to-Suit
Dock Doors	No
Grade Doors	Yes

