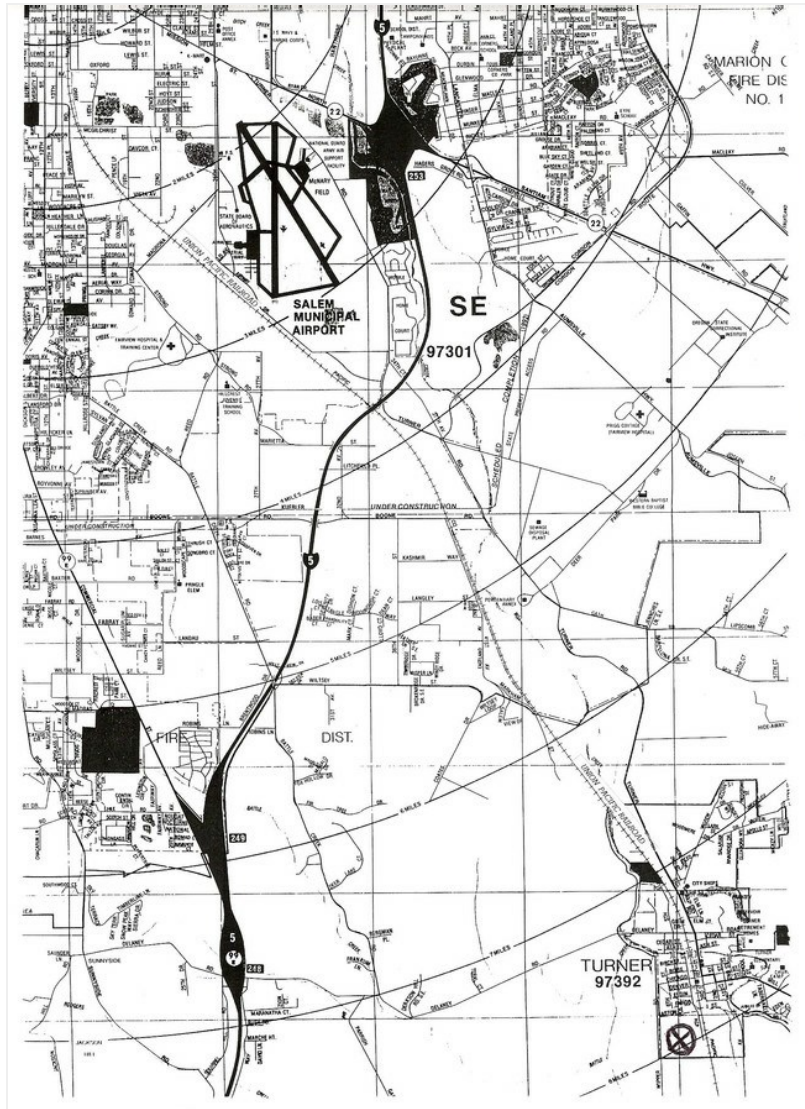


# Flat 68 Ac South of Amazon on UP ...

Wipper Rd SE, Turner, OR 97392

Presented by  
R.A. Baranzano Company

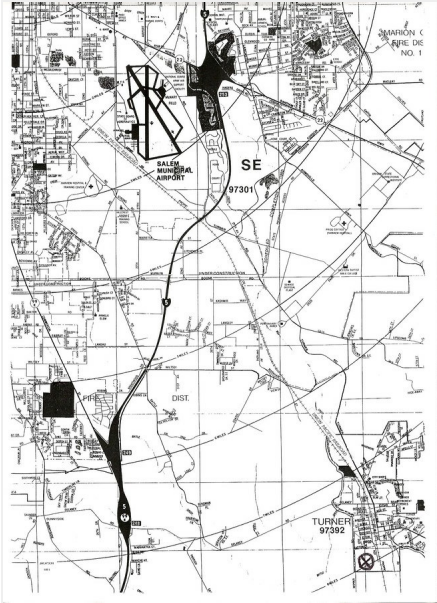


## Price: Upon Request

Well Drained with Higher Elevation than Turner Downtown. Very Usable Industrial Site. No Cut and Fill Issues. Excellent Gravel Base, see attached Soils Reports. Easement to Sanitary Sewer and to Perrin Water Lateral Canal 600 feet North of Site. On N/S Main Line of Union Pacific Railroad.

# Flat 68 Ac South of Amazon on UP Main Line

Wipper Rd SE, Turner, OR 97392



One of Premier Interstate-5 Corridor Industrial Sites. Access to North/South Main Line of Union Pacific Railroad. The State of Oregon Strategic Investment Program can offer a 15-year property-tax exemption for amounts invested over \$25 million in Town of Turner. This is the Central Site of Turner Energy Center Facility's Siting Draft Proposed Order for a Previously Proposed Combined-Cycle 650 MW Energy Generating Facility. ATTACHED-Extensive Site Engineering Data Available along with 308 page Siting Draft. Turner Is a Small Community with a great Grade School, Downtown Eateries and, new lakefront residential/recreation development. Access just 2.6 miles East from a full Interstate-5 Interchange which is coupled with Direct Access to Salem's SE Commercial Street allowing Convenient access to a wide range of Goods and Services. Also Eastern Oregon can be accessed by a full Route 22 Interchange, 4.3 Miles to the North. The Site is located a few miles South of the Newly constructed Amazon Fulfillment Center and FedEx Ground. Small town atmosphere with new lakefront apartments and single family lakefront homes. Downtown Village also has expanding food and brewery offerings yet only 3 miles from all the conveniences of Commercial Street and directly accessible to Downtown Salem. Offered

**Rich Baranzano**

[oregonrealestate@cs.com](mailto:oregonrealestate@cs.com)

(503) 330-8100

**R.A. Baranzano Company**

4075 N Interstate Ave

Portland, OR 97227

by Owner/Broker. Price Upon Request.

Usable, Drains to the North, App 70 ft Gravel Base, On Main N/S Line of S Pacific Rail, Largest Site in Region, Strategic Investment Incentives

State Strategic Investment Program can offer a 15 year property-tax exemption for Amounts Invested in Turner over \$25 Million

As an Example using the Oregon SIP Incentive, a \$79M Project could save as much as a cumulative \$11.2M over 15 years.

Less than 2.5 Miles to the Full Turner Interstate-5 Interchange which is just South of Commercial

# Flat 68 Ac South of Amazon on UP Main Line

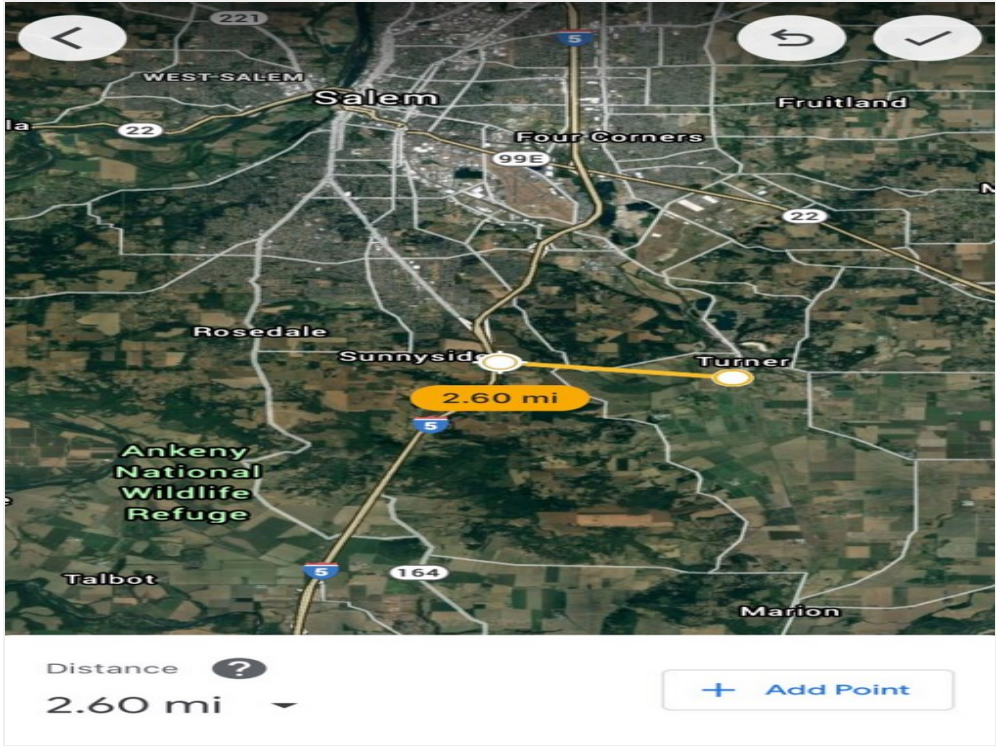
Wipper Rd SE, Turner, OR 97392



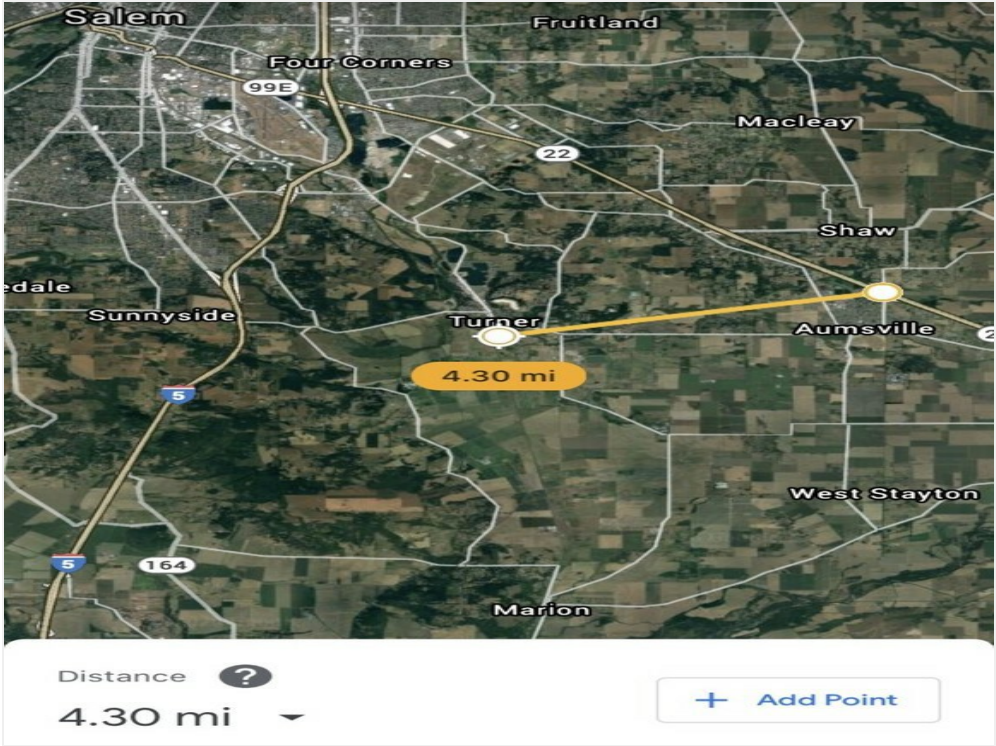
# Flat 68 Ac South of Amazon on UP Main Line

Wipper Rd SE, Turner, OR 97392

## Property Photos



Turner Site, Distance to Full Interstate-5 Interchange



4.3 Miles to E/W Route 22 Highway Interchange

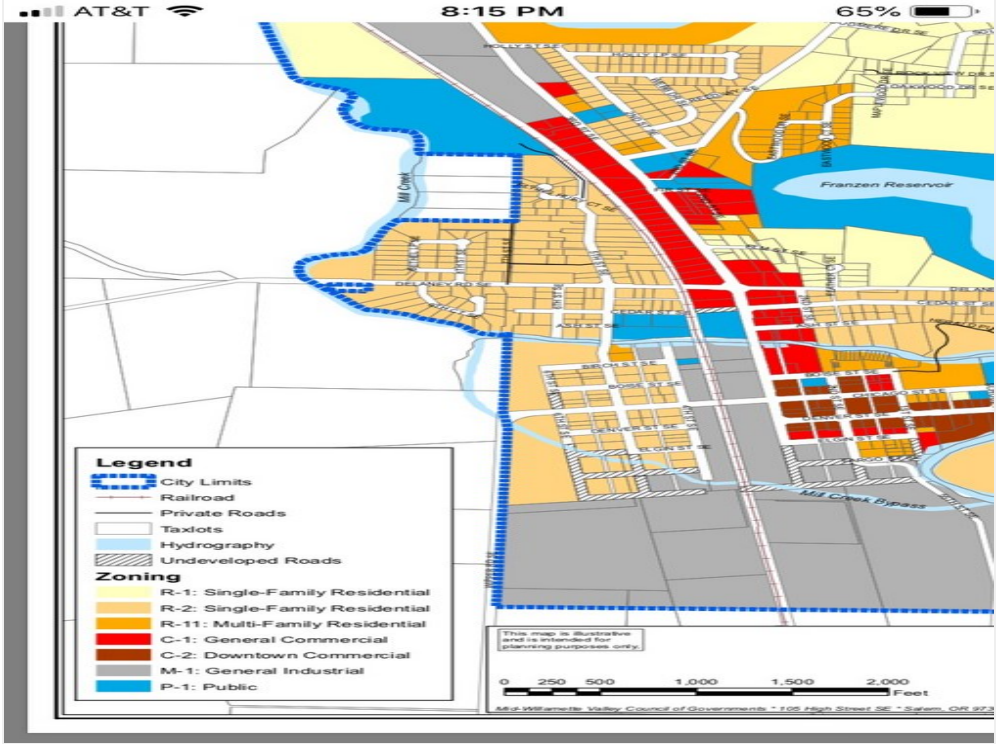
# Flat 68 Ac South of Amazon on UP Main Line

Wipper Rd SE, Turner, OR 97392

## Property Photos



Site Outline Seasonal Green



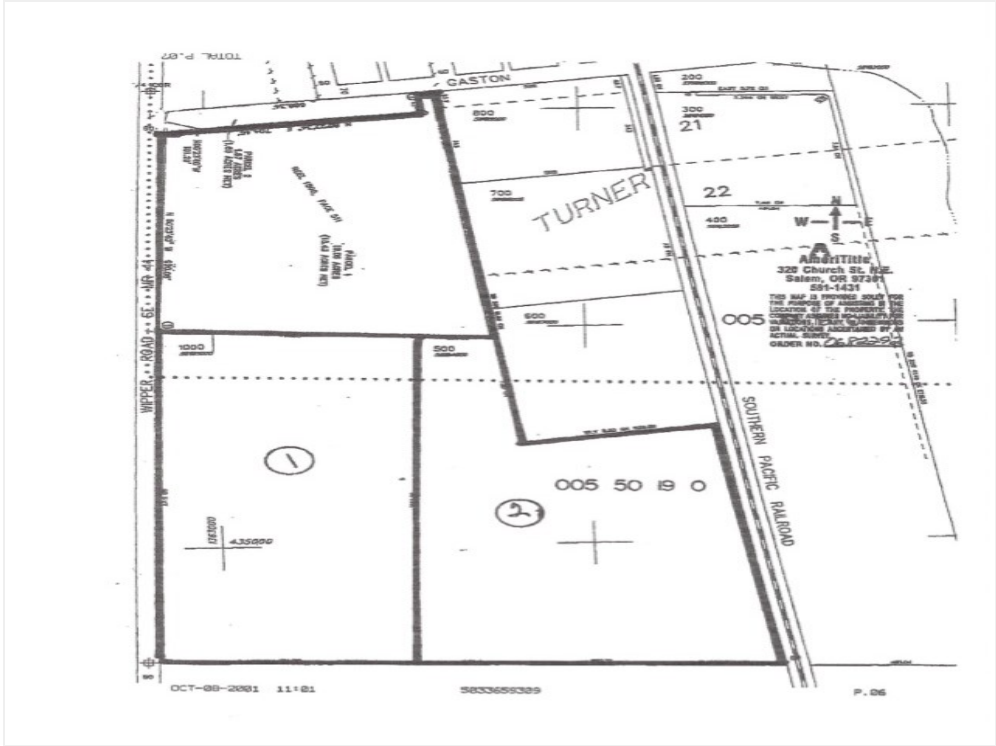
Turner M-1 General Industrial Wipper Road Site



# Flat 68 Ac South of Amazon on UP Main Line

Wipper Rd SE, Turner, OR 97392

## Property Photos



Turner Wipper Road Site Boundaries

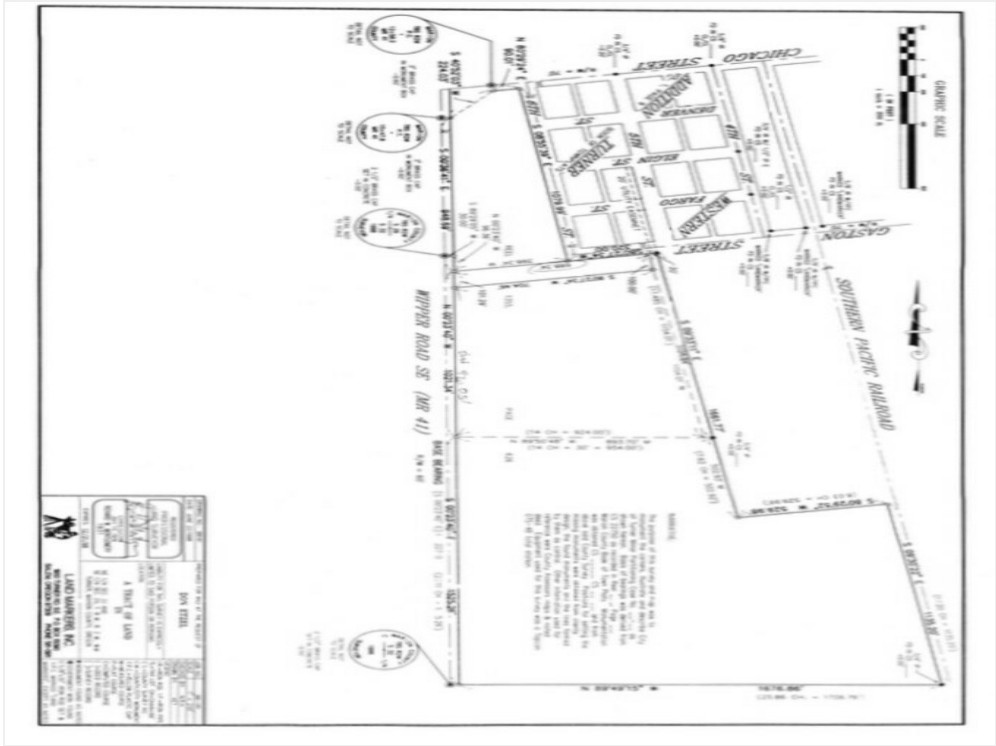


Turner Looking North from Southern Boarder Mid-Point

# Flat 68 Ac South of Amazon on UP Main Line

Wipper Rd SE, Turner, OR 97392

## Property Photos



Building Photo



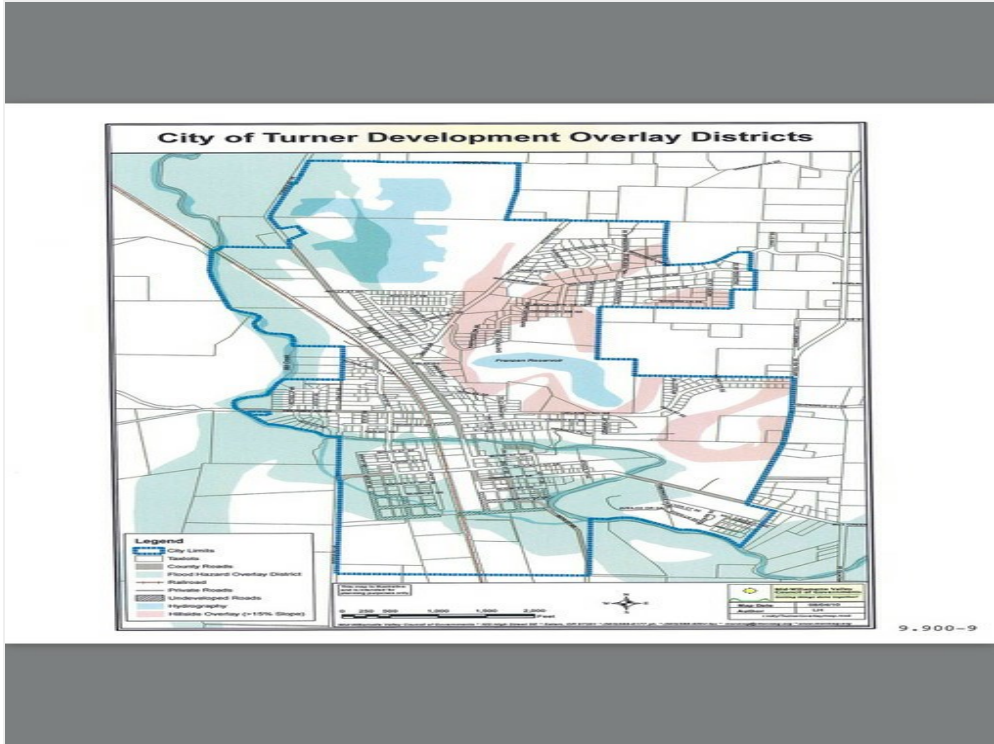
Turner Aerial Hybrid of Floodplain North of Wipper Road Site



# Flat 68 Ac South of Amazon on UP Main Line

Wipper Rd SE, Turner, OR 97392

## Property Photos



Flood Zone North of Site



Turner Looking North from Southern Boarder along Wipper Road

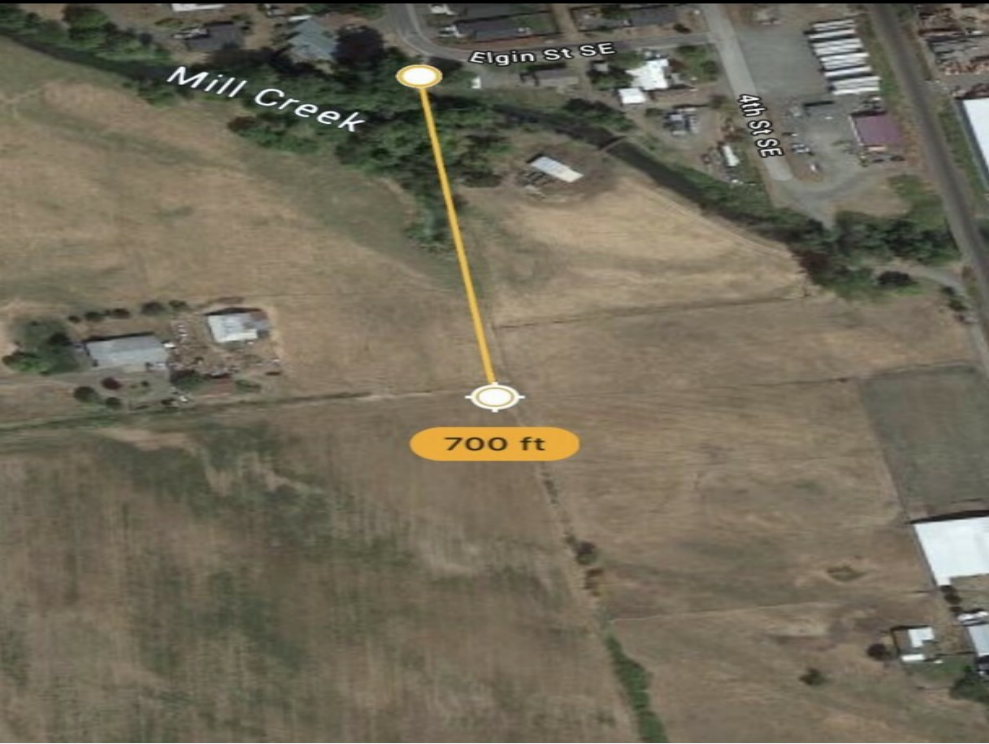




# Flat 68 Ac South of Amazon on UP Main Line

Wipper Rd SE, Turner, OR 97392

## Property Photos



Utilities 700 feet to the North along Deeded Sewer Easement



Turner Looking along Southern Boarder from Wipper Road



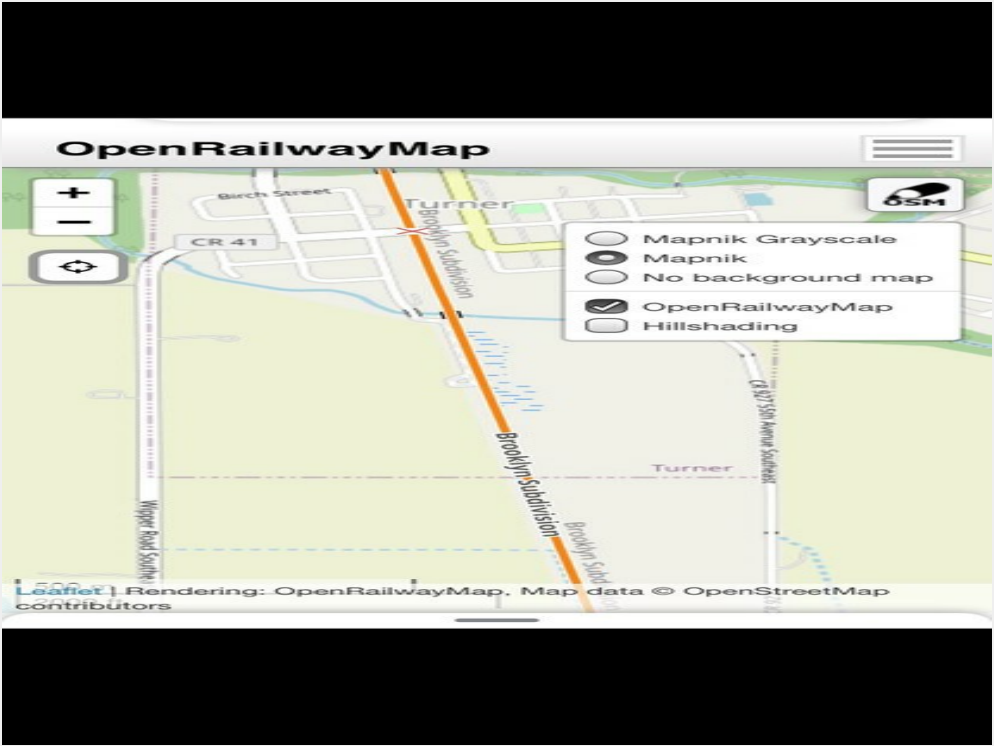
# Flat 68 Ac South of Amazon on UP Main Line

Wipper Rd SE, Turner, OR 97392

## Property Photos



Turner Wipper Road 68 Acres 3 Tax Lots

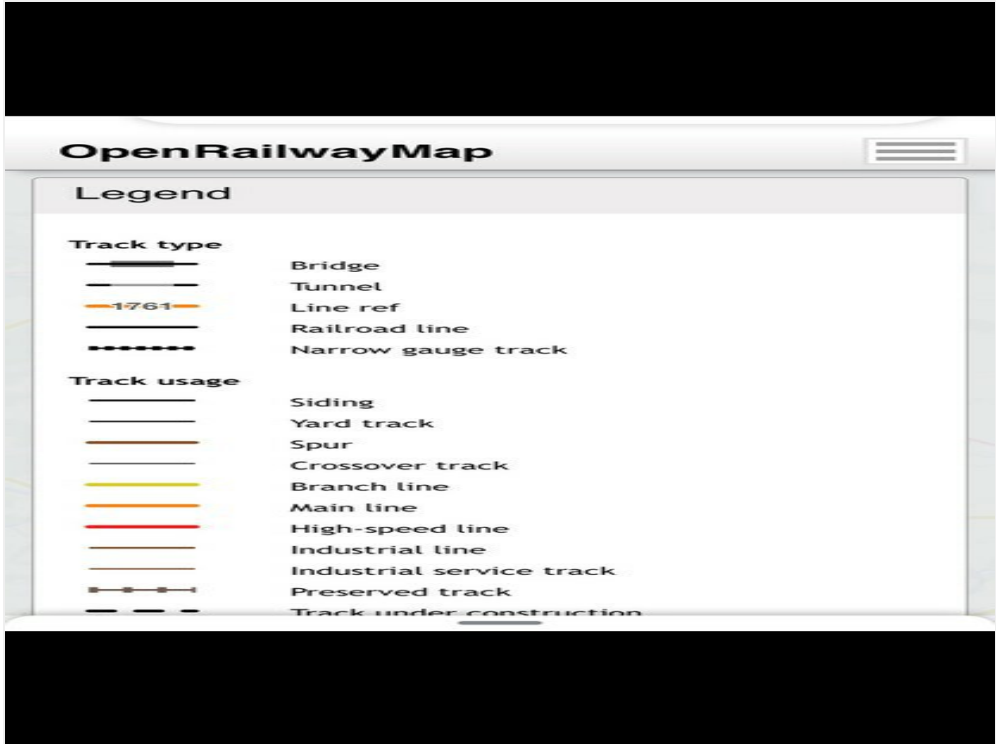


Could be the Largest Site of Main Line of Railroad in the Valley

# Flat 68 Ac South of Amazon on UP Main Line

Wipper Rd SE, Turner, OR 97392

## Property Photos



Site on Main Line of the Railroad

# INCENTIVES

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

**SINGLE-SALES FACTOR**  
Corporate income tax for companies located in Oregon is assessed only on sales within the state.

**ENTERPRISE ZONE PROPERTY TAX EXEMPTION**  
Your new investment within the Enterprise Zone can receive property tax abatement for three to five years.

**WORKFORCE TRAINING GRANTS**  
Reimbursement to offset costs incurred for employee training.

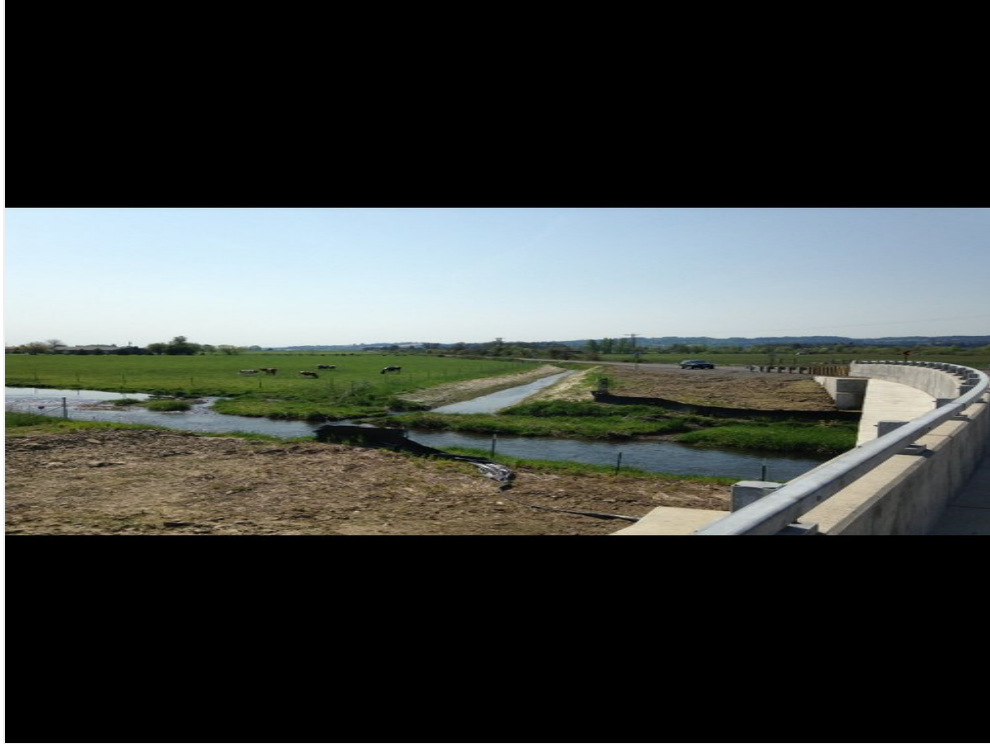
**PHASED DEVELOPMENT FEE**  
\$3.11 per building gross square feet. Payments may be phased over four years.

Significant Siting Incentives Particularly in Small Towns

# Flat 68 Ac South of Amazon on UP Main Line

Wipper Rd SE, Turner, OR 97392

## Property Photos



New Wipper Road / Chicago St Mill Creek Bridge



Increased Clearance with New Mill Creek Bridge



# Flat 68 Ac South of Amazon on UP Main Line

Wipper Rd SE, Turner, OR 97392

## Property Photos



New High Clearance Wipper Road Bridge Crossing Mill Creek



Floodplain North of Site

# Flat 68 Ac South of Amazon on UP Main Line

Wipper Rd SE, Turner, OR 97392

## Property Photos



Turner Wipper Road Site Aerial



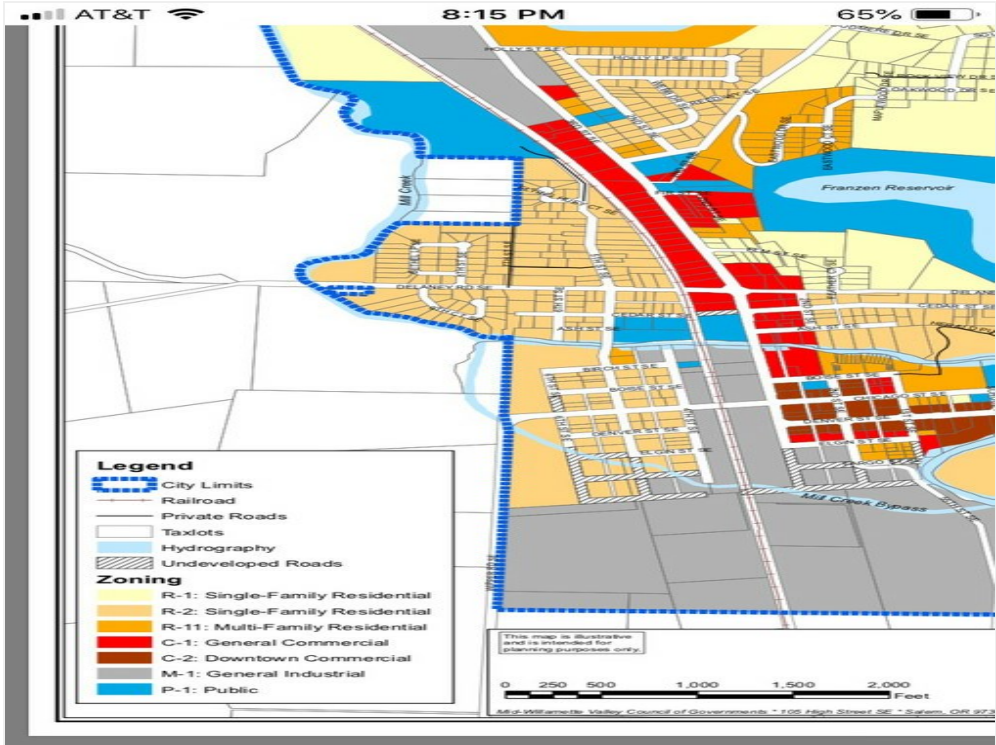
Proximity to both Interstate-5 and Route-22



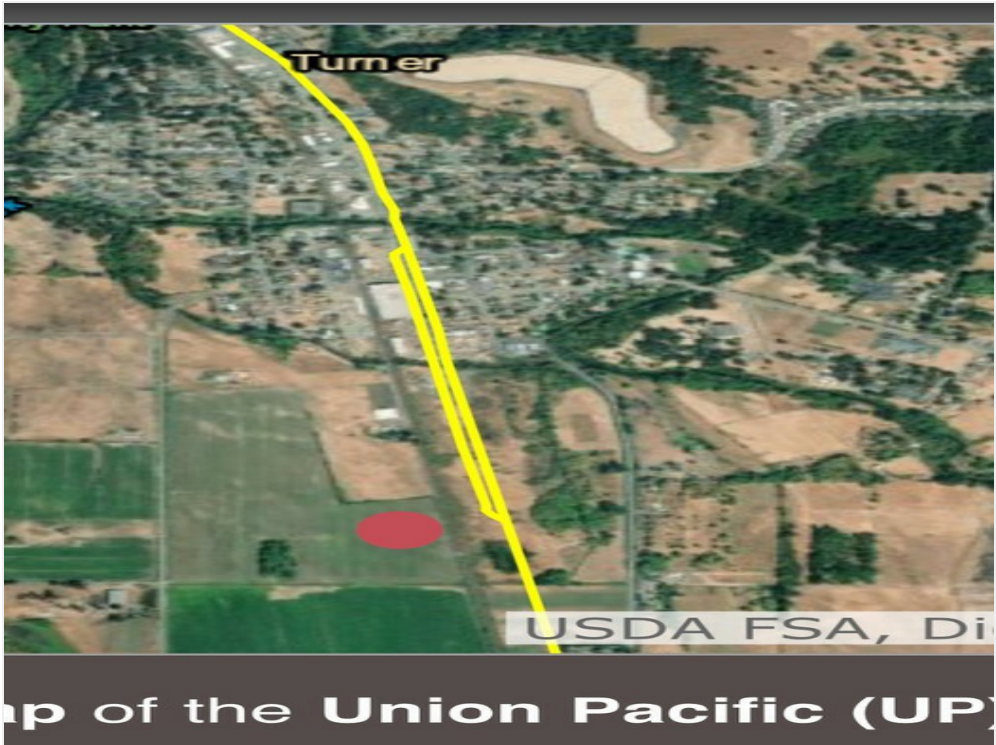
# Flat 68 Ac South of Amazon on UP Main Line

Wipper Rd SE, Turner, OR 97392

## Property Photos



Zoning



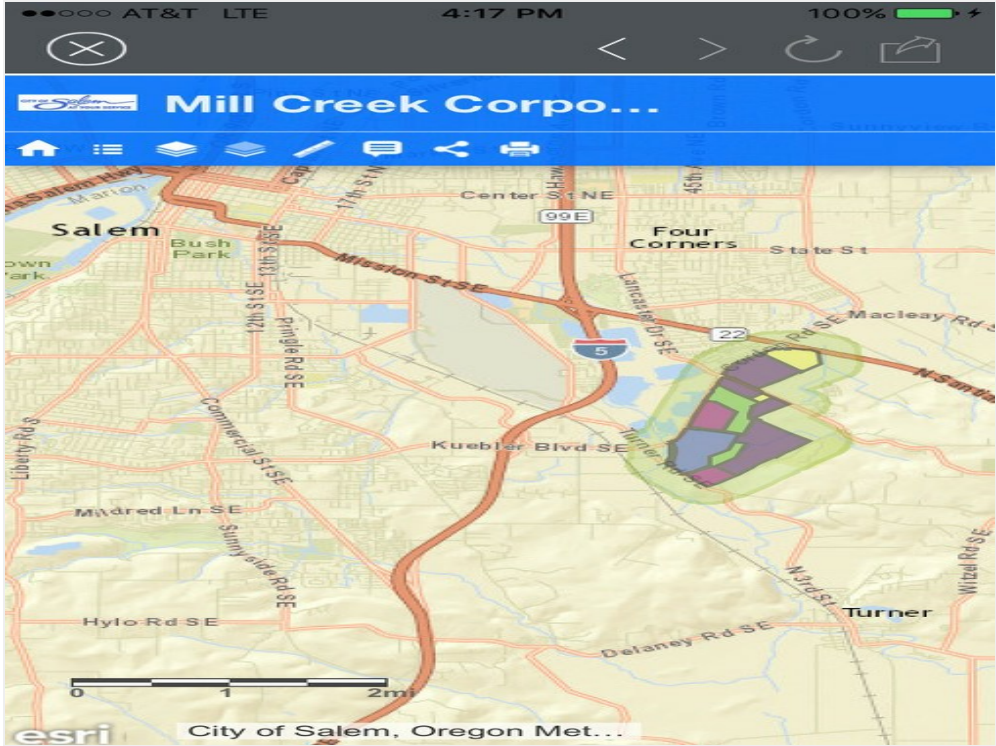
54DA40B4-E84A-45B9-B6F6-02BE6449B4BE



# Flat 68 Ac South of Amazon on UP Main Line

Wipper Rd SE, Turner, OR 97392

## Property Photos



Mill Creek Development

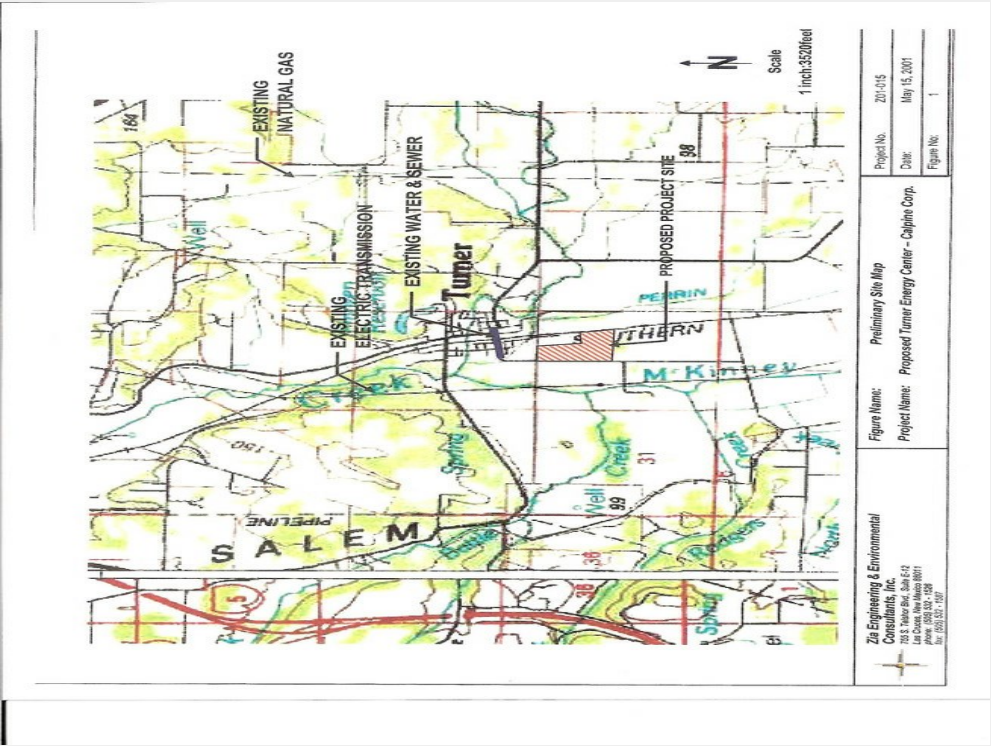


Mill Creek Development Several Miles to the North

# Flat 68 Ac South of Amazon on UP Main Line

Wipper Rd SE, Turner, OR 97392

## Property Photos



Regional Site Perspective

JUL 10, 2019 02:53 PM PDT

### Massive Amazon warehouse sells for more than \$105M

The 1-million-square-foot distribution center that Capstone Partners and PCCP developed in Salem, the largest building in this image, has sold for \$105.5 million. Amazon leased the building for 12 years.

**Jon Bell**  
Staff Reporter  
Portland Business Journal

The largest industrial project that Portland's Capstone Partners has ever developed has sold for \$105.5 million.

Amazon a Few Miles to the North



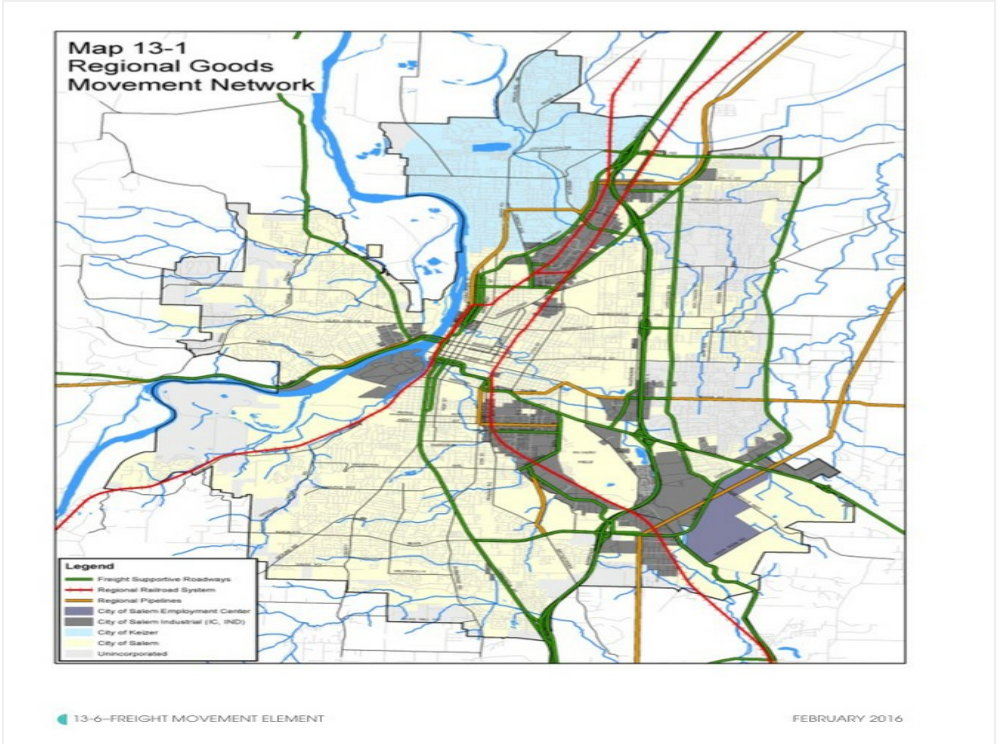
# Flat 68 Ac South of Amazon on UP Main Line

Wipper Rd SE, Turner, OR 97392

## Property Photos



Former Planned Siting for Turner Energy Center with Report Available Upon Request



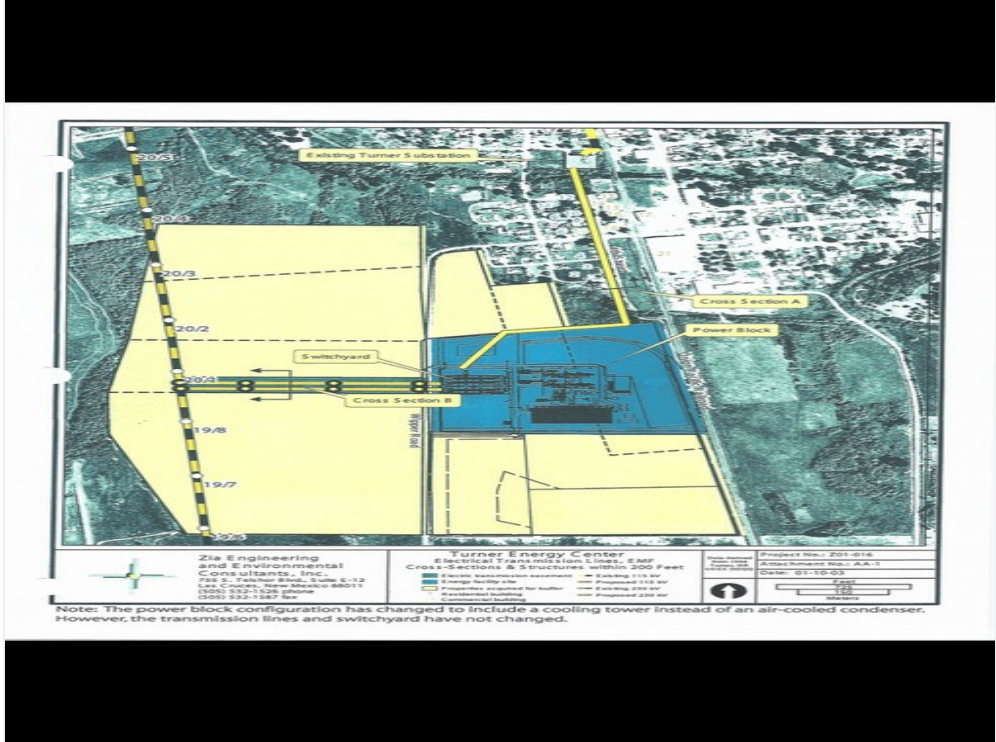
Regional Transportation



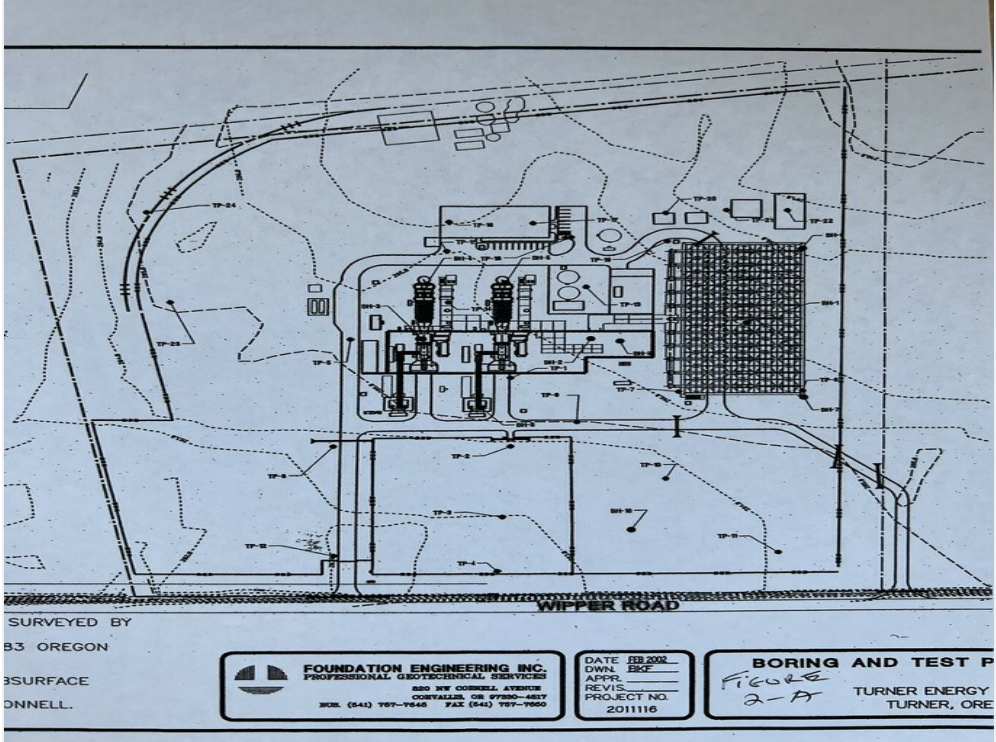
# Flat 68 Ac South of Amazon on UP Main Line

Wipper Rd SE, Turner, OR 97392

## Property Photos



Previous Proposal, Turner Energy Center

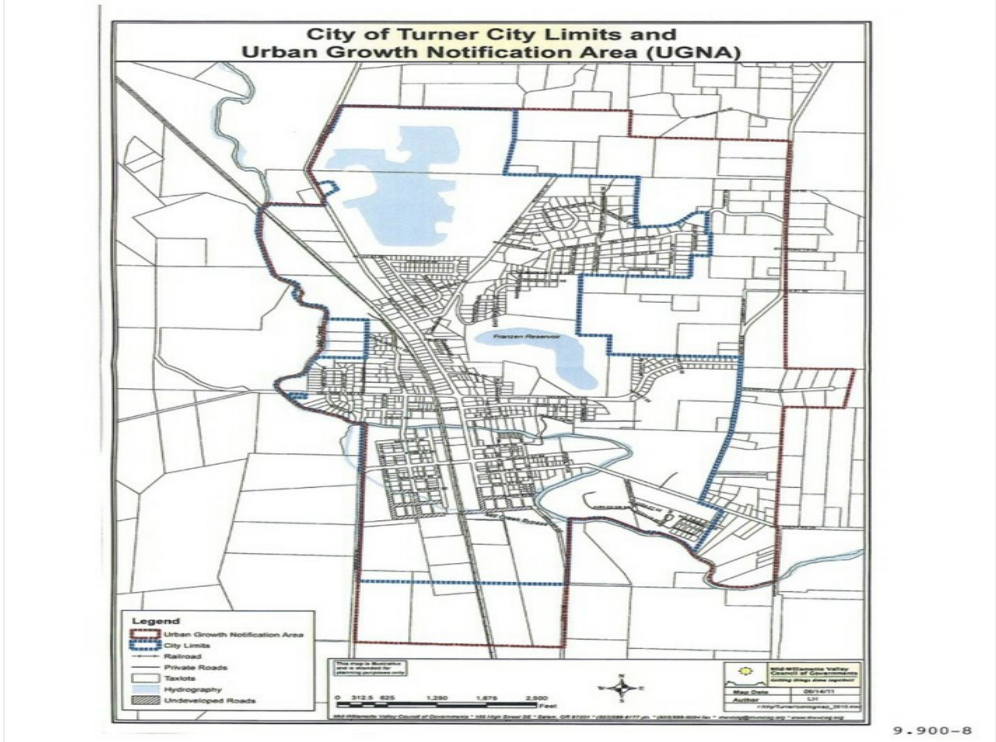


Extensive Geotechnical Investigation and Reports are Available Upon Request

# Flat 68 Ac South of Amazon on UP Main Line

Wipper Rd SE, Turner, OR 97392

## Property Photos



All of Property is in Urban Growth Notification Area



View North from SW Corner of Site



# Flat 68 Ac South of Amazon on UP Main Line

Wipper Rd SE, Turner, OR 97392

## Property Photos



View North from Southern Site Boundary



View East towards Railroad Main Line



# Flat 68 Ac South of Amazon on UP Main Line

Wipper Rd SE, Turner, OR 97392

## Property Photos



Cobbles Extending to Surface Throughout Site



Extensive Gravel Base with Cobbles Extending to Surface



# Flat 68 Ac South of Amazon on UP Main Line

Wipper Rd SE, Turner, OR 97392

## Property Photos



Crawford Crossing Recreational Lake and Park on North End of Town



Crawford Crossing Residential Development North of Town

# Flat 68 Ac South of Amazon on UP Main Line

Wipper Rd SE, Turner, OR 97392

## Location

