

FOR SUBLEASE
±27,160 SF

Mill Creek Corporate Center

3315 Aumsville Hwy SE - Salem, OR 97317
Building 1, Suite 130



PROPERTY HIGHLIGHTS

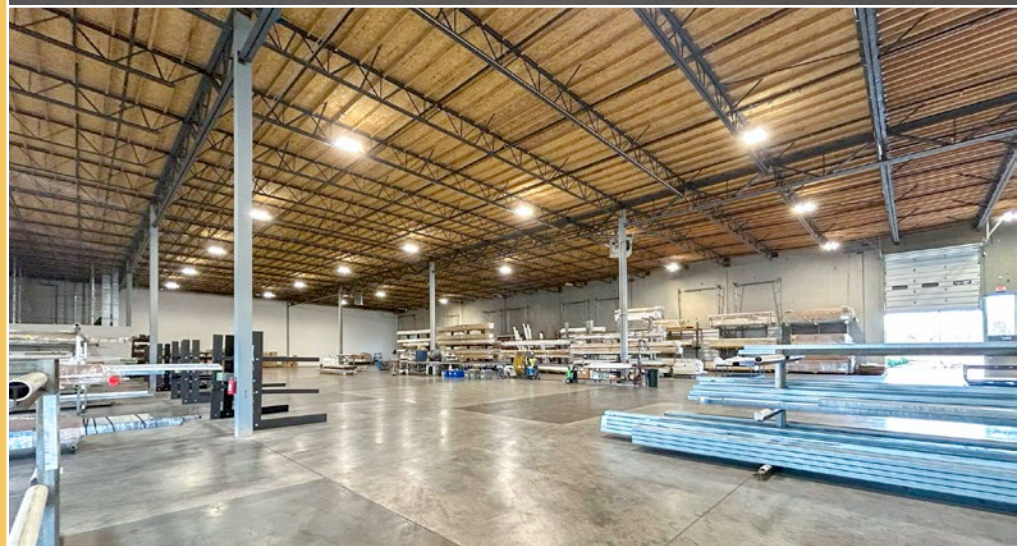
SHELL	±27,160 SF
OFFICE	±1,794 SF (with 2 restrooms)
EXPIRATION	February 28, 2027
YEAR BUILT	2018
CONDITION	Vacant (racking to be removed)
DOCK DOORS	7
GRADE DOORS	2
CLEAR HEIGHT	24'
SPRINKLERS	ESFR
POWER	277a / 480v 3-Phase
ZONING	EC "Employment Center" Industrial & Employment (City of Salem)
PRICING	\$0.70 GROSS

Located at the premiere location within the Mill Creek Corporate Center, this prime end unit space sits at the corner of Kuebler Blvd and Aumsville Highway, just behind the MCCC monument sign.

Conveniently located just 1.5 miles to I-5 @ Hwy 22 interchange (Exit 253) and only 3.5 driving miles to the Salem-Willamette Valley Airport.

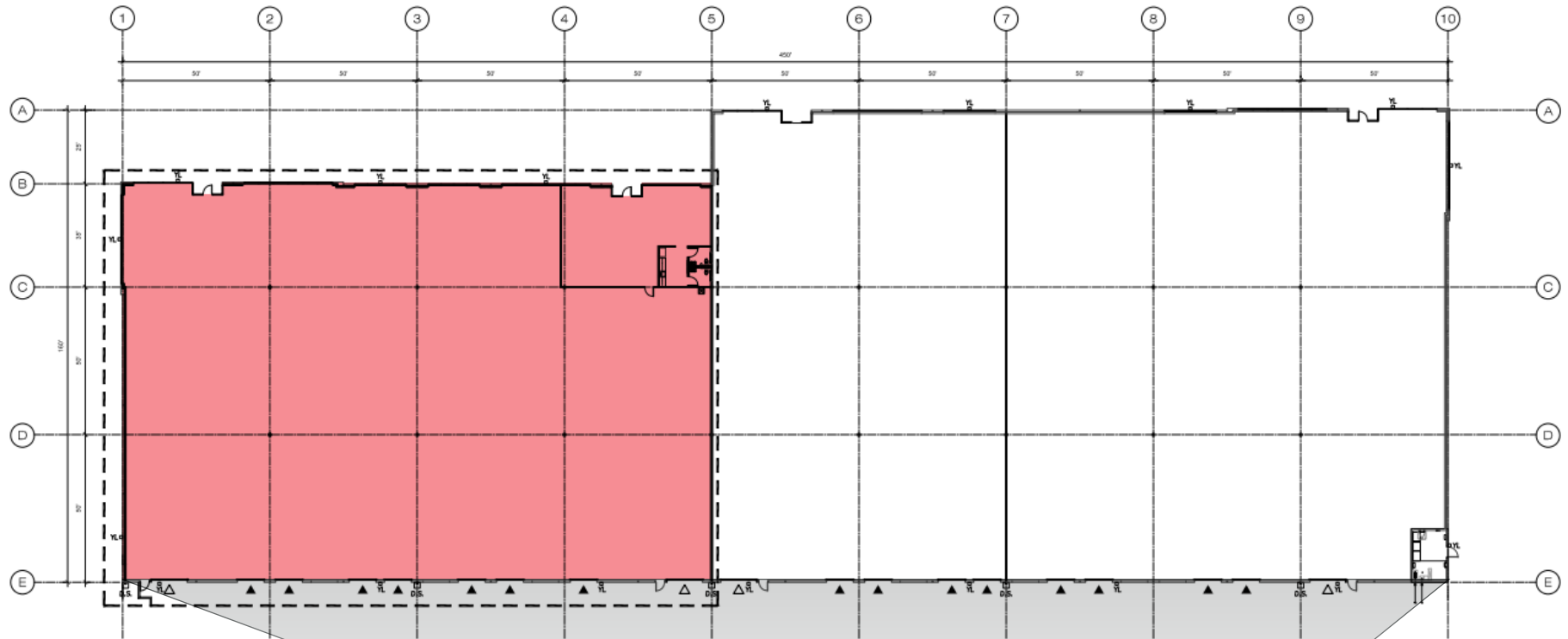
The space offers a 27,160 SF shell with 1,794 SF of office and 25,366 SF of open, 24' clear warehouse - boasting 7 docks and 3 drive-ins.

Flexible "EC" zoning and potential Enterprise Zone incentives welcome a number of potential tenant uses.



Floor Plan

MILL CREEK CORPORATE CENTER



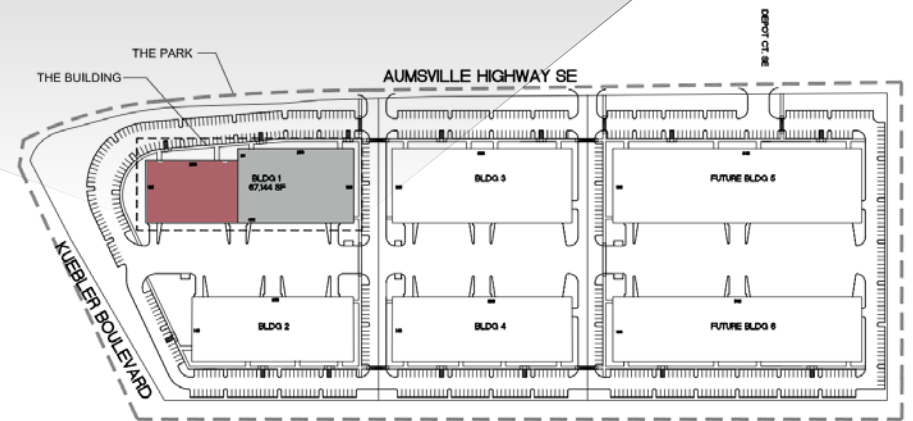
Building 1 - Suite 160

Shell: 27,160 SF

Office: 1,794 SF

▲ Dock Door

△ Grade Door



Site Aerial

MILL CREEK CORPORATE CENTER

Building 1 - Suite 160
±27,160 SF

Aumsville Hwy SE

Kuebler Blvd





Interchange
1.2 miles



Interchange (N)
1.5 miles



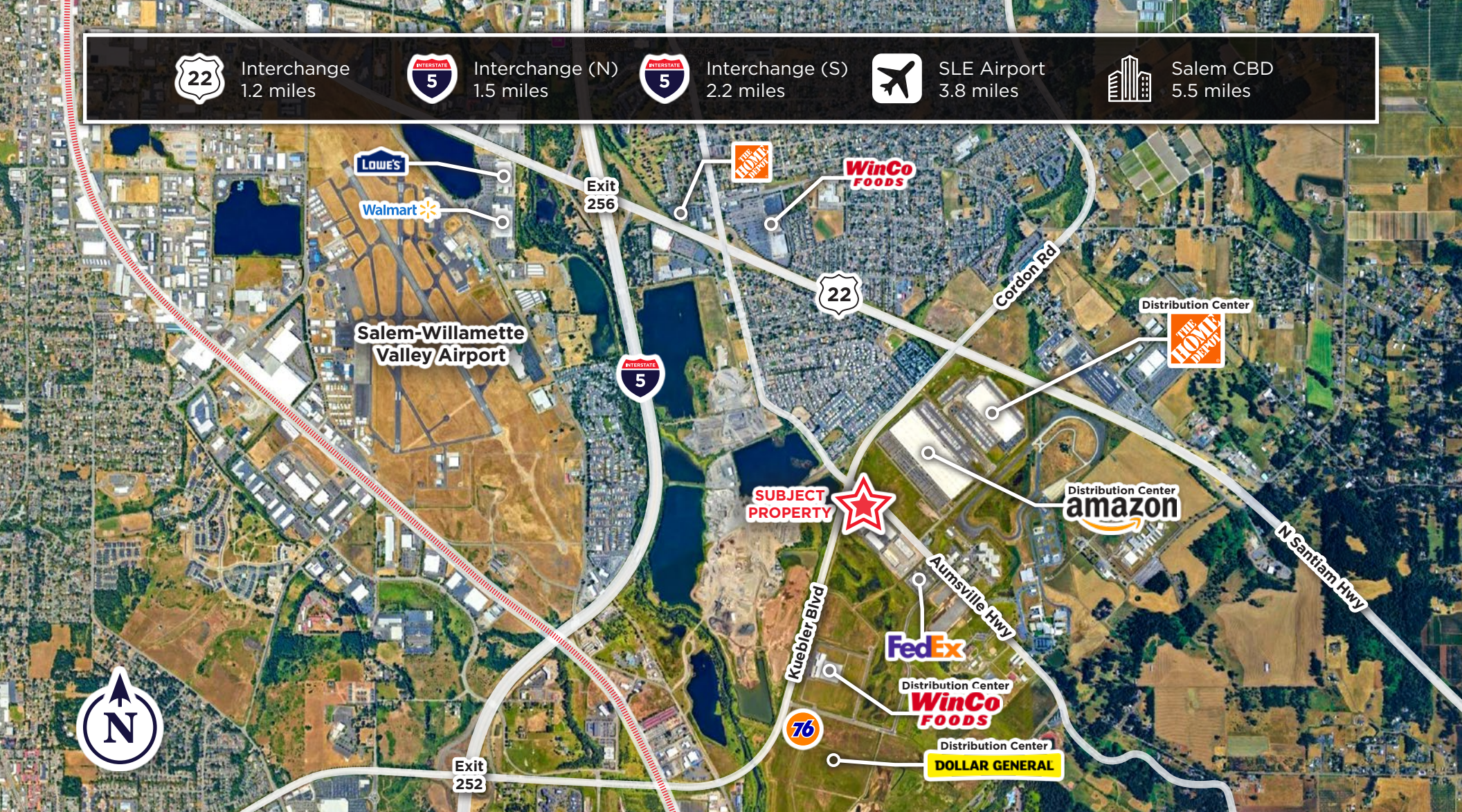
Interchange (S)
2.2 miles



SLE Airport
3.8 miles



Salem CBD
5.5 miles



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