



FOR LEASE



IRG
Industrial
Realty Group, LLC



SANTIAM
INDUSTRIAL CENTER

For Lease: 23,453 SF - 270,337 SF

930 W Washington St, Stayton, OR 97383

Introducing 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. The former NORPAC Facility is currently undergoing a \$15 million renovation. Enjoy great site amenities such as heavy power, varying sized spaces, excess yard space, food production improvements, and much more!

MIKE HALE, SIOR*

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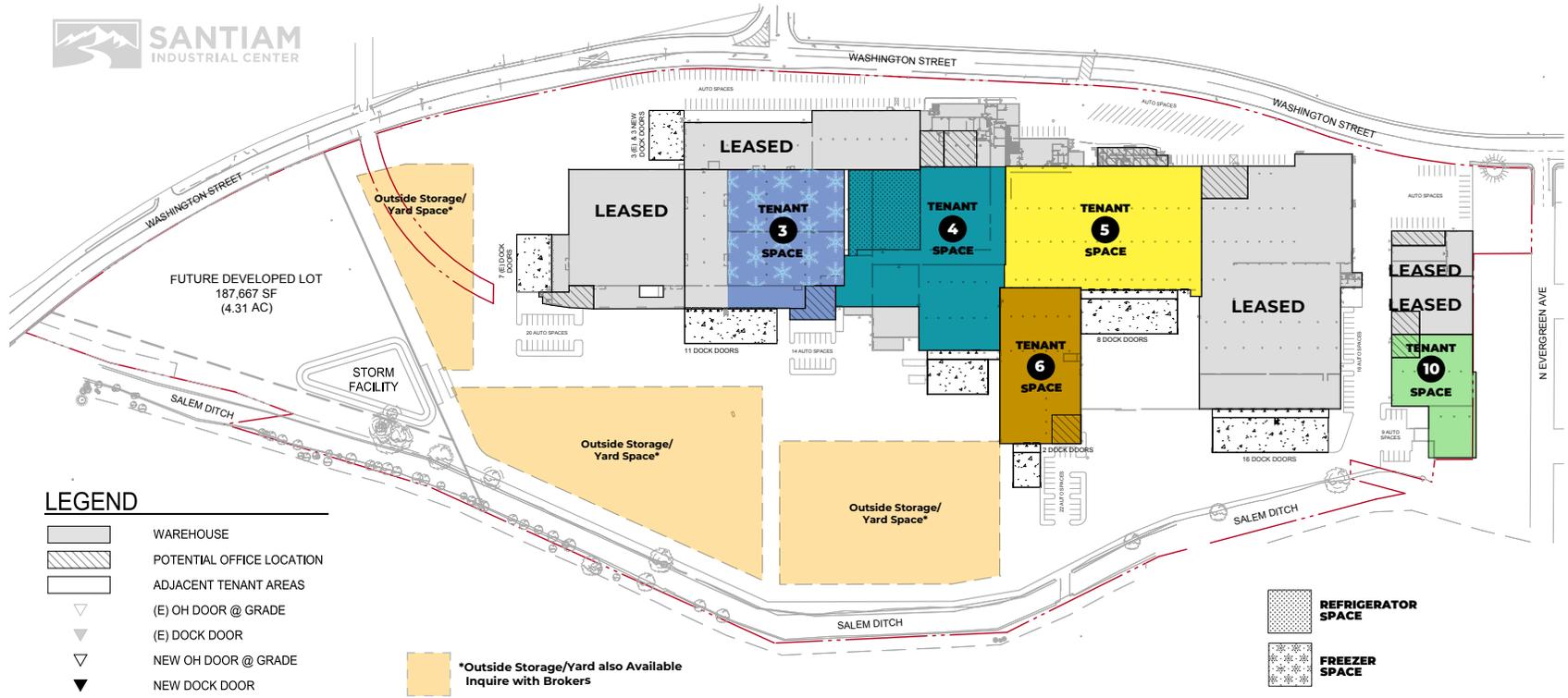
NICK WILLIAMS, CCIM

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SITE PLAN



LEGEND

- WAREHOUSE
- POTENTIAL OFFICE LOCATION
- ADJACENT TENANT AREAS
- (E) OH DOOR @ GRADE
- (E) DOCK DOOR
- NEW OH DOOR @ GRADE
- NEW DOCK DOOR

*Outside Storage/Yard also Available
Inquire with Brokers

- REFRIGERATOR SPACE
- FREEZER SPACE

PROPERTY DETAILS	
Total SF	551,759 SF of Warehouse & Office
Lot Area	37 Acres
Dock Doors	Yes
Grade Doors	Yes
Rail Served	No
Power	Heavy Power (6MW)
Clear Height	16' - 22'
Trailer Parking	Yes
Zoning	Light Industrial (IL)
Rates	Shell: \$0.55 / SF (NNN) Existing Office: \$1.00 / SF (NNN) New Office: \$1.50 / SF (NNN) Refrigerated: \$0.85 / SF (NNN) Freezer: \$1.20 / SF (NNN) Yard: Please Call For Rates

TENANT SPACE DEMISING	
1	LEASED
2	LEASED
3	42,033 SF
4	82,430 SF
5	81,398 SF

TENANT SPACE DEMISING	
6	41,022 SF
7	LEASED
8	LEASED
9	LEASED
10	23,453 SF

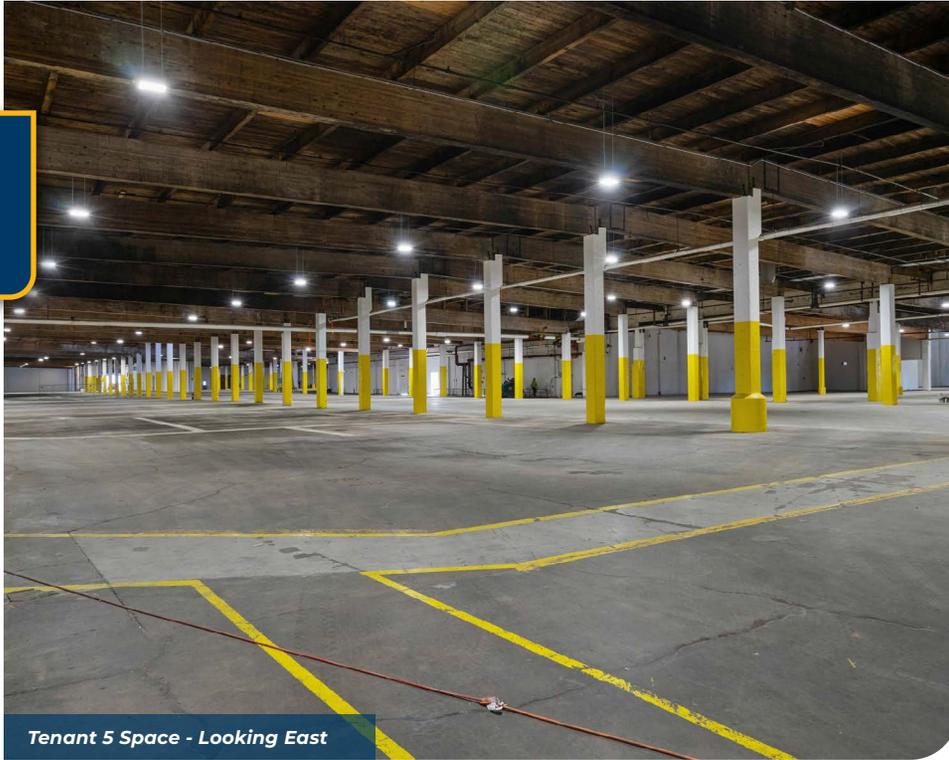
Flexible and Functional Options

Varying sized flexible spaces, excess yard space, temperature-controlled spaces. Demising options available. Call for details.





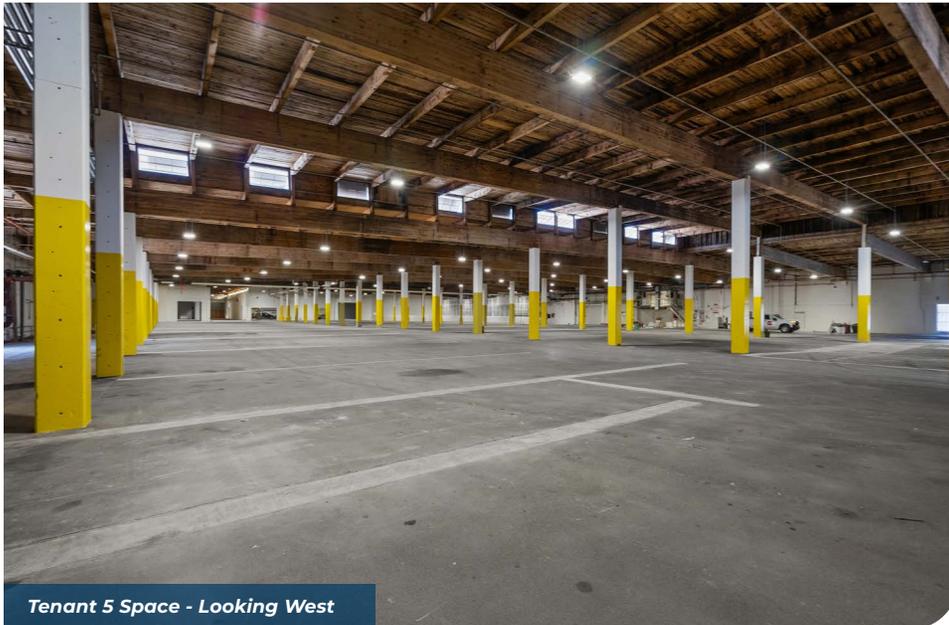
INTERIOR PHOTOS



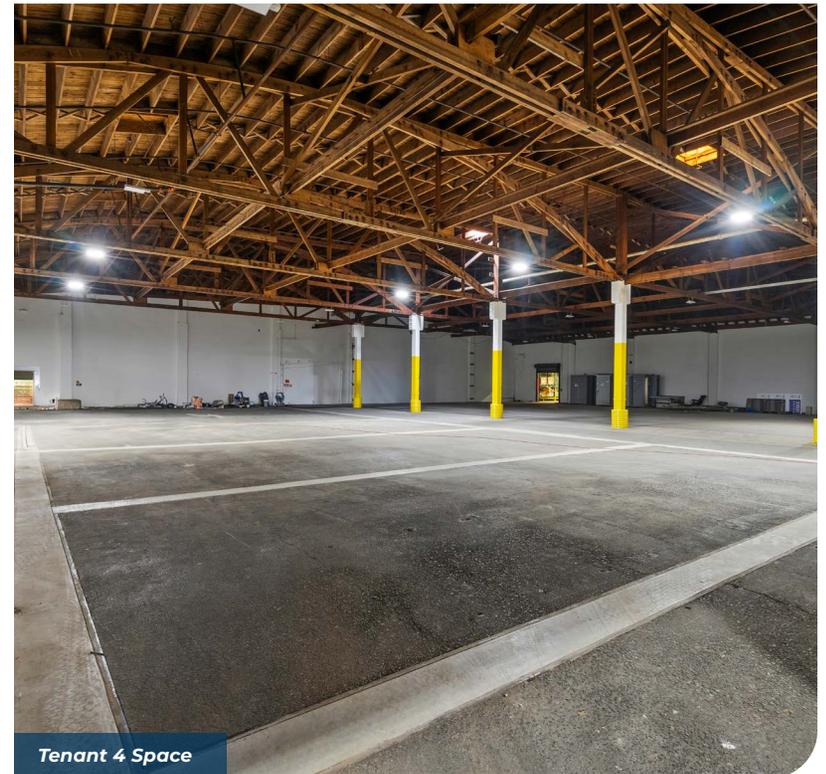
Tenant 5 Space - Looking East



Tenant 4 Space - Looking South



Tenant 5 Space - Looking West



Tenant 4 Space



STAYTON INCENTIVES

STAYTON (NORTH SANTIAM) ENTERPRISE ZONE

Please contact: SEDCOR at sedcore.com or Business Oregon at www.oregon.gov/biz

- 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	10 Mile	15 Mile	20 Mile
2025 Estimated Population	41,053	225,599	443,074
2030 Projected Population	40,749	223,438	442,410
2020 Census Population	40,742	222,323	432,591
2010 Census Population	36,911	201,026	387,459
Projected Annual Growth 2025-2030	-0.1%	-0.2%	-
Historical Annual Growth 2010-2025	0.7%	0.8%	1.0%
Households & Income			
2025 Estimated Households	14,594	82,106	164,858
2025 Est. Average HH Income	\$126,924	\$105,773	\$104,829
2025 Est. Median HH Income	\$94,993	\$83,535	\$83,701
2025 Est. Per Capita Income	\$45,289	\$38,738	\$39,209
Businesses			
2025 Est. Total Businesses	1,584	9,464	18,520
2025 Est. Total Employees	9,388	96,526	168,023

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1



LOCATION AERIAL



DISTANCE TO SITE	
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

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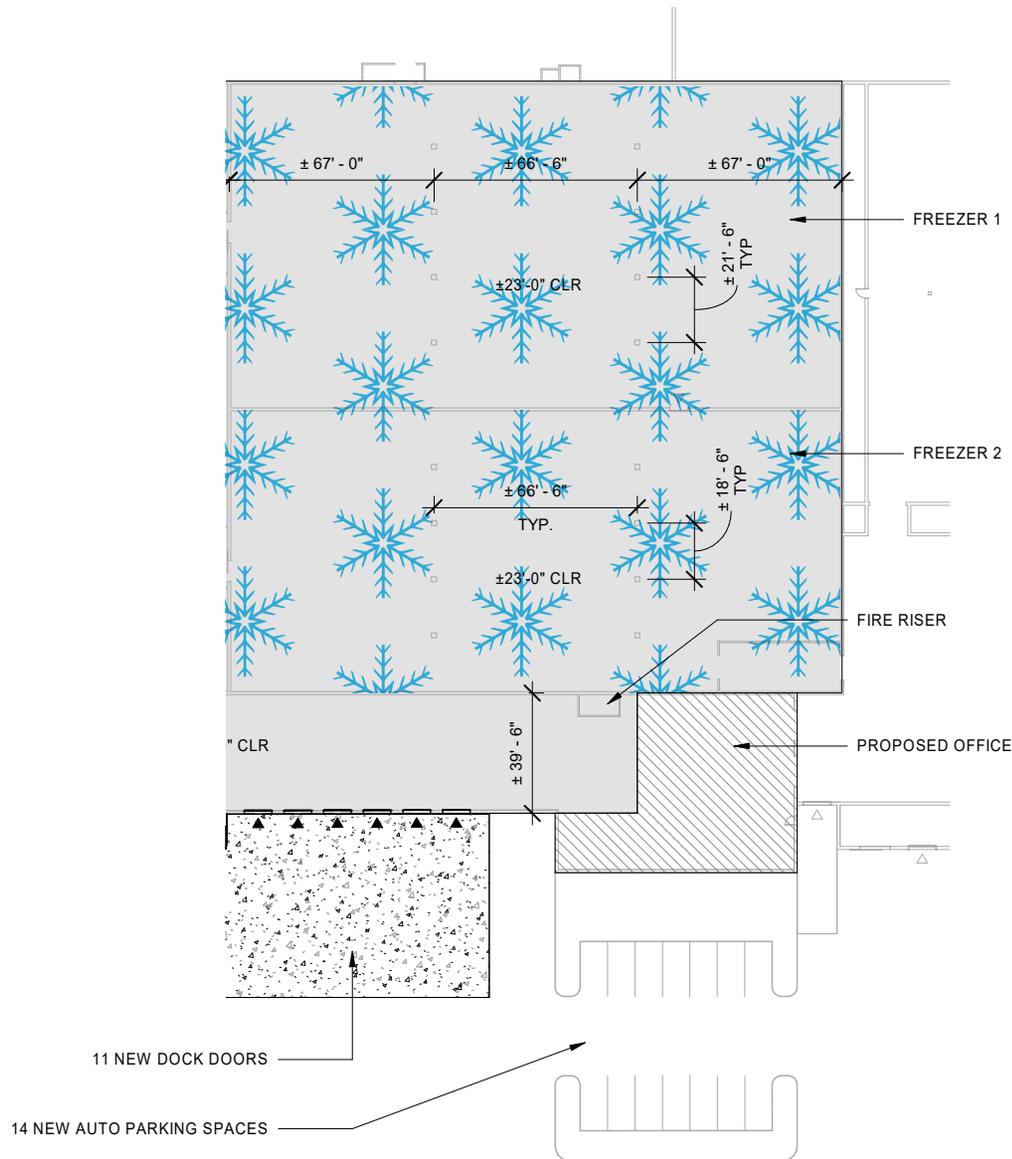
SANTIUM INDUSTRIAL CENTER

**Broker Has Ownership Interest in This Property*



FLOOR PLAN

TENANT 3



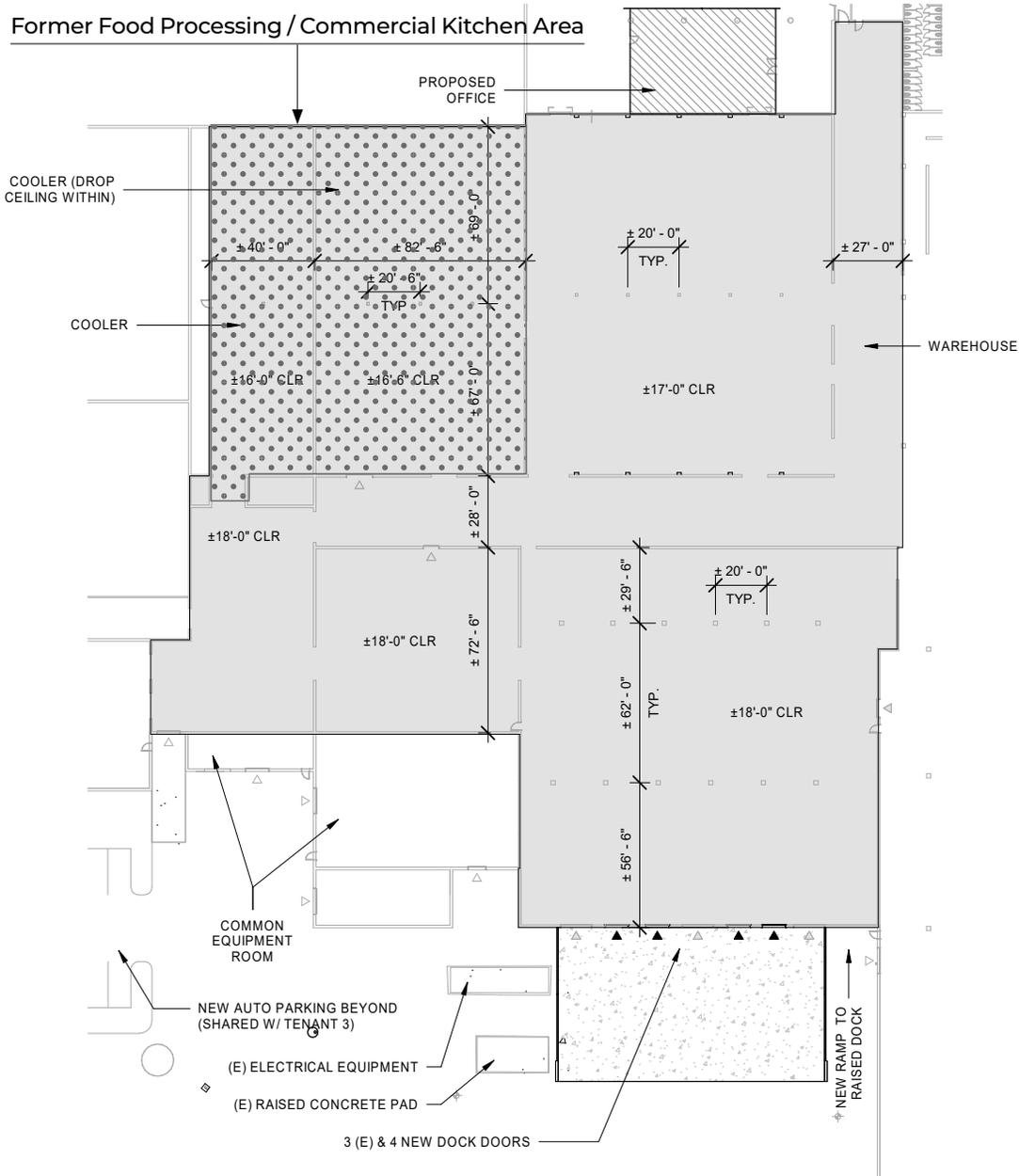
PROPERTY DETAILS	
Total SF	42,033 SF *Office: Build-to-Suit
Dock Doors	Yes
Grade Doors	Yes
Freezer/Cooler	Possible Infrastructure Exists Upgrades Required





FLOOR PLAN

TENANT 4



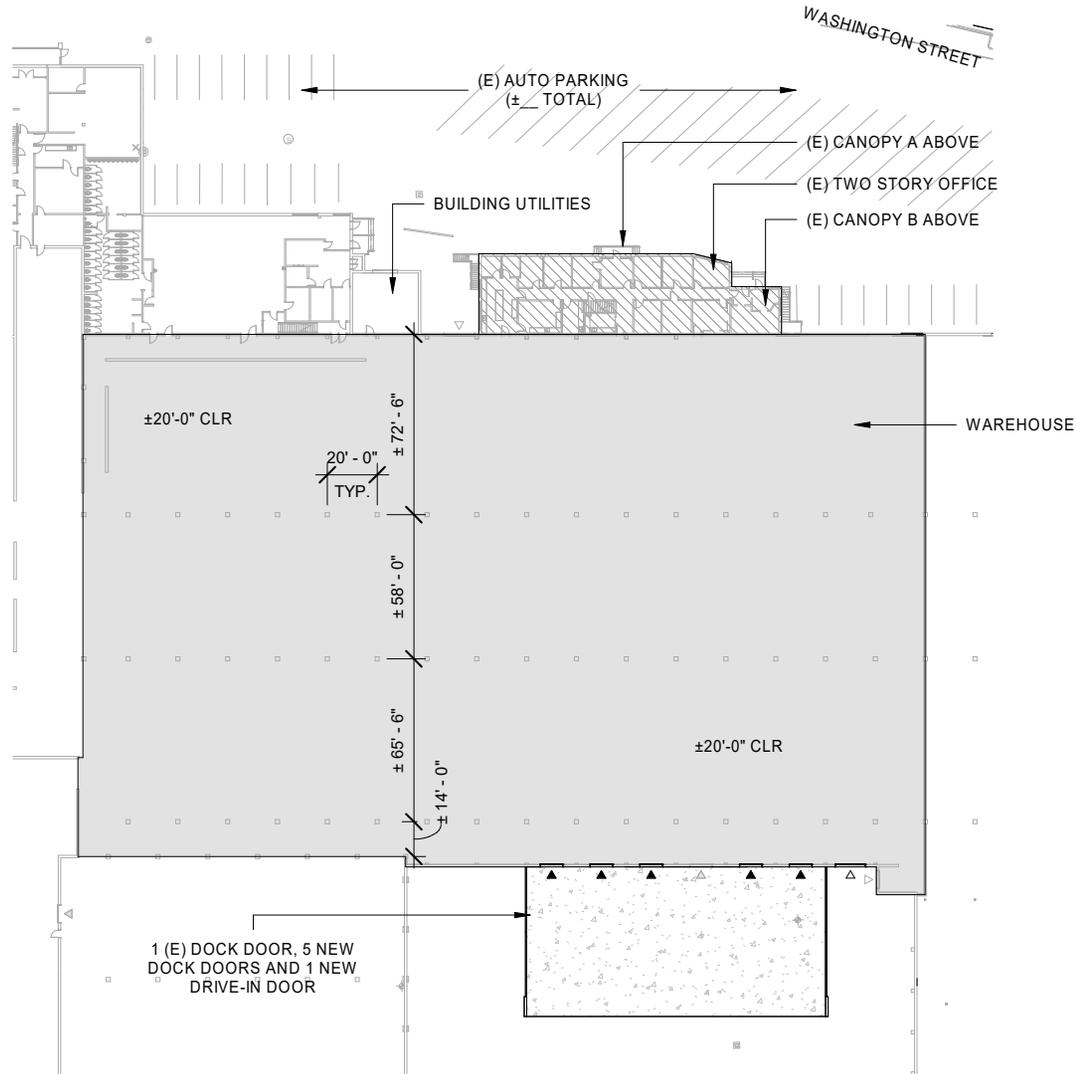
PROPERTY DETAILS	
Total SF	82,430 SF *Office: Build-to-Suit
Dock Doors	Yes
Grade Doors	Yes
Freezer/Cooler	Refrigerated





FLOOR PLAN

TENANT 5



PROPERTY DETAILS

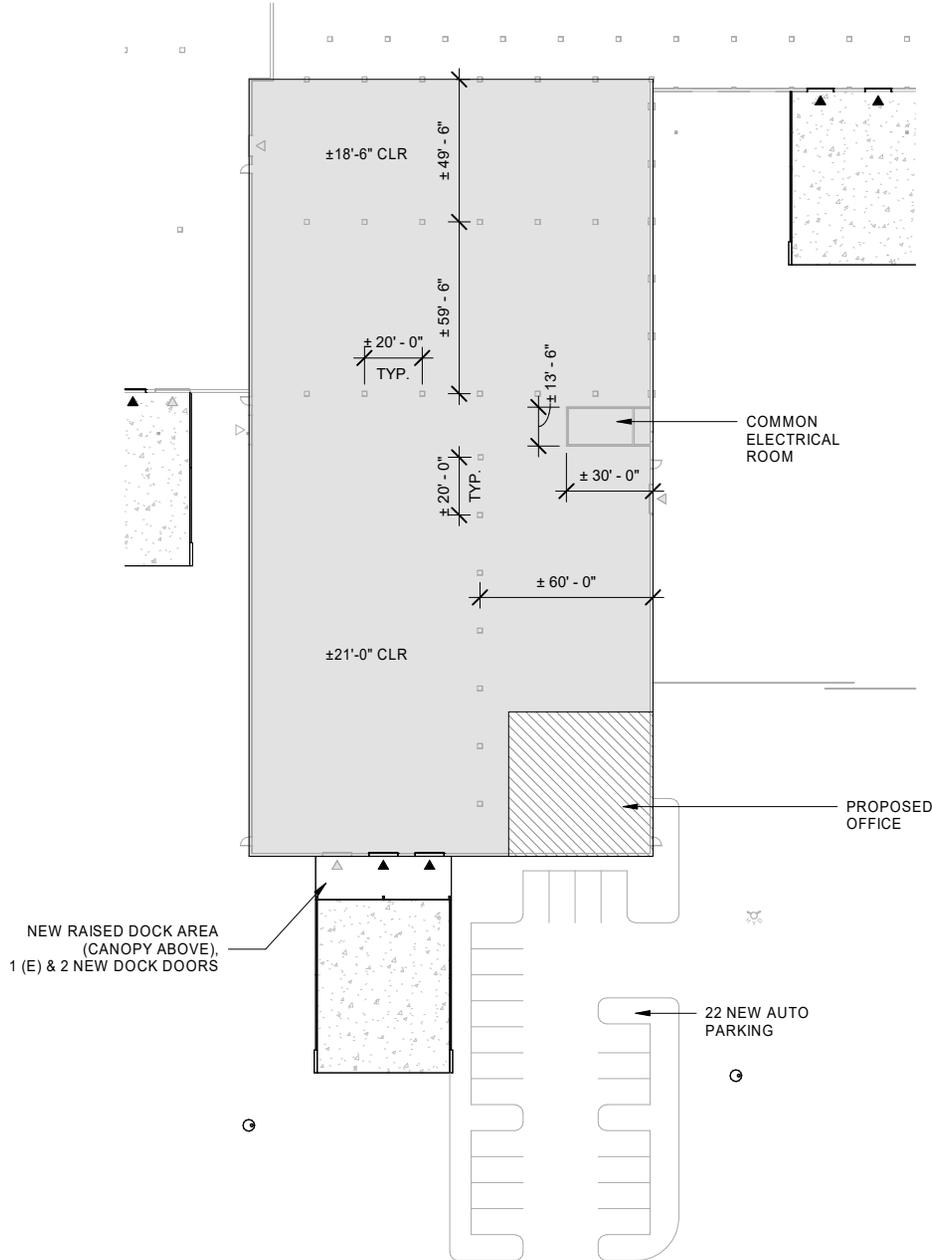
Total SF	81,398 SF *Office: 9,807 SF
Dock Doors	Yes
Grade Doors	Yes





FLOOR PLAN

TENANT 6



PROPERTY DETAILS

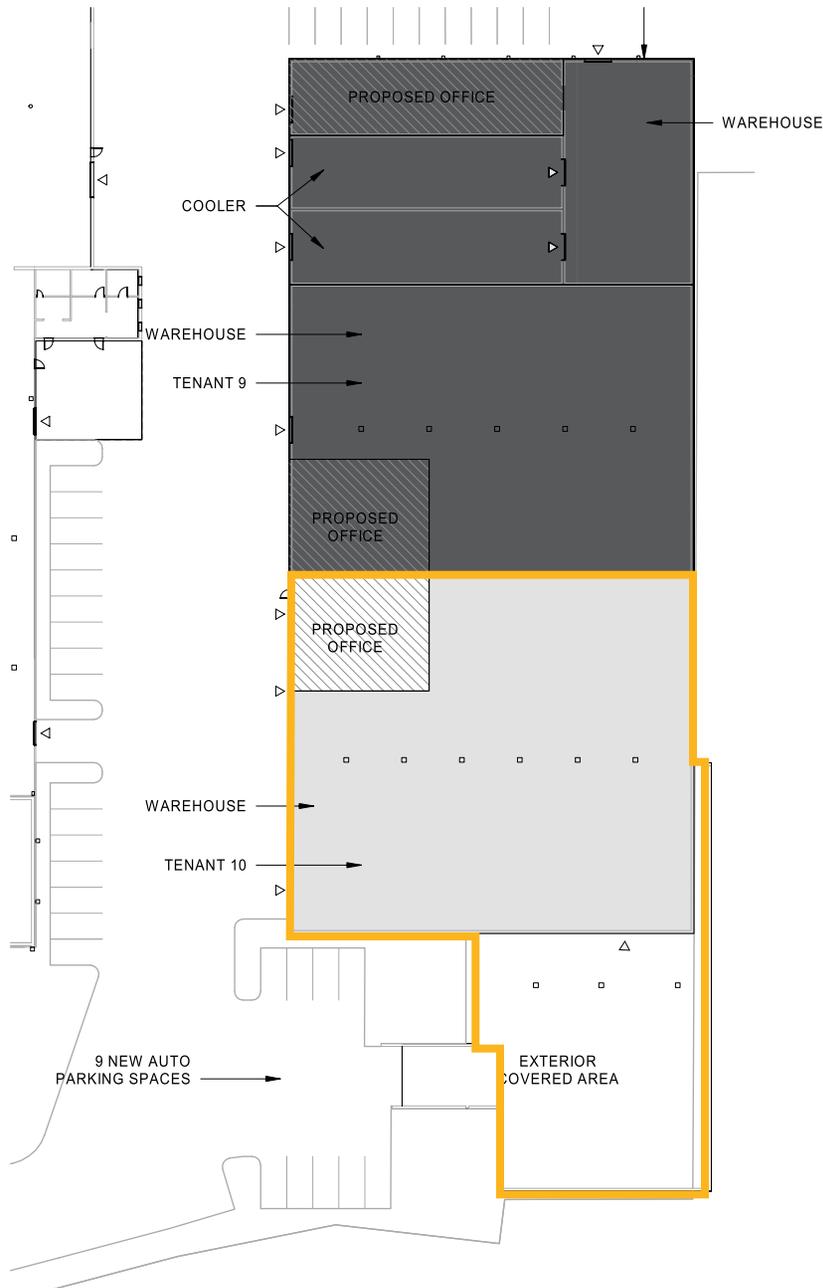
Total SF	41,022 SF *Office: Build-to-Suit
Dock Doors	Yes
Grade Doors	Yes





FLOOR PLAN

TENANT 10



PROPERTY DETAILS

Total SF

- 23,453 SF Total
- Warehouse: 15,402 SF
 - Canopy: 6,114 SF
 - Proposed Office: 1,937 SF

Dock Doors

No

Grade Doors

Yes

