

**PACTRUST**

4688 Truax Drive SE  
Salem, OR 97317

200,134  
Sq. Ft.  
(Divisible)  
Available  
For Lease

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New Construction //  
Industrial/Warehouse

**BUILDING 7 //**

# Mill Creek Corporate Center II



# Key Features

<b>Site Acreage:</b>	24.59 acres
<b>Shell:</b>	200,134 sq. ft. (divisible)
<b>Office:</b>	2,406 sq. ft.
<b>Dock Doors:</b>	28
<b>Grade Doors:</b>	6
<b>Clear Height:</b>	32'
<b>Column Spacing:</b>	50' x 50'
<b>Trailer Stalls:</b>	11
<b>Zoning:</b>	<b>Employment Center (EC)</b> Flex-space, manufacturing, warehousing, and offices within a master planned environment.
<b>Business Incentives:</b>	<b>Favorable Net Expenses</b> Enterprise Zone Tax Exemption E-Commerce Zone Urban Renewal Grants & Loans
	<i>Click to learn how your business may qualify</i>
<b>Lease Rate (NNN):</b>	<b>\$0.80/sq. ft. shell</b> <b>\$1.30/sq. ft. office</b>



**New  
construction**



**Metal  
roof deck**



**2000 amp/277/480V  
3 phase**



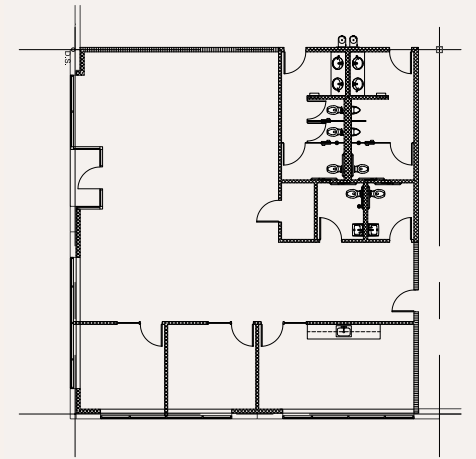
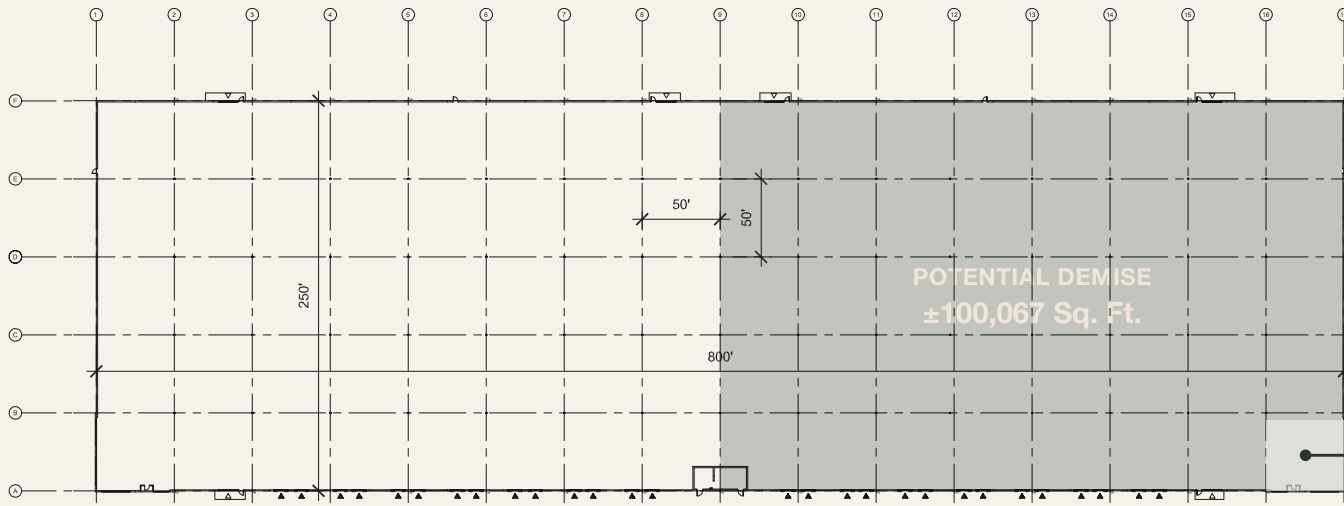
**ESFR sprinklers**



**±2 miles from the  
I-5 /Highway 22  
interchange**

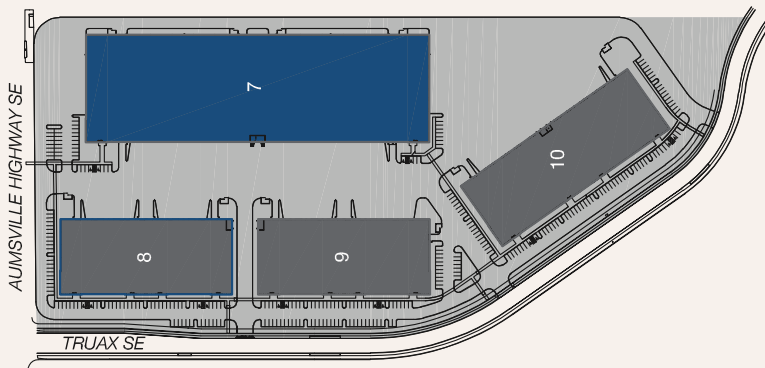


# Floor Plan



Office  
2,406 Sq. Ft.

OFFICE PLAN  
SCALE: 1/8" = 1'-0"



- ▲ Dock Access
- △ Grade Access



200,134 Sq. Ft.  
(Divisible)





# Leasing Contacts

Jake Bigby  
jakeb@pactrust.com

Caitlin Knecht  
caitlink@pactrust.com

503.624.6300  
www.pactrust.com

Owned & Managed by  
**PACTRUST**