FOR SALE

SUTHERLIN INDUSTRIAL PARK

620 SW Stearns Lane, Sutherlin, OR 97479

155 Acre Development Opportunity

Industrial ◆ Data Center

PRESENTED BY CAPACITY COMMERCIAL GROUP

capacity
POWER OF PLACE

RILEY M. HENDERSON, MRED
Sr. Associate Broker | OR & WA
503-975-9301
riley@capacitycommercial.com

NICHOLAS G. DIAMOND
Principal Broker | OR & WA
503-222-2655
ndiamond@capacitycommercial.com

DAN SLEVIN
Sr. Vice President | OR
503-542-4012
dan@capacitycommercial.com

EDMUND SLEVIN
Associate Broker | OR
503-502-7795
edmund@capacitycommercial.com

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DISCLAIMER

Capacity Commercial Group, LLC ("Agent") have been engaged as the exclusive agent for the sale of **620 SW Stearns Lane, Sutherlin, OR 97479** (the "Property").

The Property is being offered for sale in its "as-is, where-is" condition, and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of Seller.

The enclosed materials are being provided solely to facilitate the Prospective Purchaser's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither Agent nor Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available, or any action taken, or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections, and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at its sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered and approved by Seller, and any conditions to Seller's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of Seller or Agent and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent.

If you have no interest in the Property at this time, please destroy or return this Offering Memorandum immediately the exclusive listing brokers.

155 ACRE DEVELOPMENT LAND

Capacity Commercial Group is pleased to exclusively present the unique opportunity to acquire a premier unimproved land site in Sutherlin, Oregon.

Approved Development:

- Certified Shovel Ready land through Business Oregon, the state's economic development agency.
- Site qualifies for expedited permitting for off-site improvements with ODOT.
- Located within a Rural Enterprise Zone, suitable for investors looking to fill growing demand for industrial or data centers in Douglas County.

PROPERTY OVERVIEW	
Address	620 SW Stearns Lane Sutherlin, OR 97479
Sale Price	Inquire with Brokers for Pricing
Land Size	±155.85 Acres | ±6,788,826 SF
Current Power Availability	22 MW

The information contained herein has been obtained from sources deemed reliable. However, Capacity and its agents make no guarantee of accuracy.

Shovel Ready

Site Certified by Business Oregon

Expedited Permitting

With ODOT for Off-Site Improvements

Rural Enterprise Zone

& Growing Demand for Data Centers

22MW

Available Power

PROPERTY OVERVIEW	
Address	620 SW Stearns Lane Sutherlin, OR 97479
Asset Type	Industrial Land
Ideal Scenario	Owner-User, Investor
Sale Price	Inquire with Brokers for Pricing
Gross Land Area	±155.85 Acres | ±6,788,826 SF
Buildable Acreage	±123 Acres | ±5,357,880 SF
Coordinates	43.406825, -123.345290
Parcel ID #	R20400, R20424, R26136, R26128, R122694, R26240
Property Zoning	M2 (General Industrial)
Electric Utility Provider	Douglas Electric Cooperative
Natural Gas Utility	Avista Roseburg
Water/Sewer	City of Sutherlin
Site Constraints	Wetlands, Gas Pipeline
Max Height	3 Stories (35')

Capacity Commercial Group is pleased to present the sale of a premier development site in Sutherlin, Oregon.

- Certified Shovel Ready land through Business Oregon, the state's economic development agency.
- Site qualifies for expedited permitting for off-site improvements with ODOT.
- Located within a Rural Enterprise Zone, suitable for investors looking to fill growing demand for industrial or data centers in Douglas County.
- Available Power 22MW

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SITE PLAN

SITE PLAN

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Connectivity

DRIVE TIMES	
Location	**Distance**
University of Oregon	59 miles ≈ 1 hr
Eugene Airport (EUG)	73 miles ≈ 1 hr 15 min
Oregon State University	103 miles ≈ 1 hr 40 min
Salem, OR	125 miles ≈ 2 hr 7 min
Portland, OR	167 miles ≈ 2 hr 43 min
Vancouver, WA	174 miles ≈ 3 hr 6 min
Portland Int. Airport	176 miles ≈ 2 hr 50 min
Seattle, WA	341 miles ≈ 6 hr
Sacramento, CA	416 miles ≈ 6 hr 37 min
Spokane, WA	437 miles ≈ 5 hr 28 min
Boise, ID	500 miles ≈ 8 hr
Salt Lake City, UT	750 miles ≈ 12 hr 30 min

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DATA CENTER
Development Potential

Market Growth & Emerging Opportunities

Data center development continues to scale alongside the rapid growth of cloud computing, SaaS platforms, and AI driven workflows. Across the Pacific Northwest, demand has strengthened even as the availability of ready-built facilities has tightened, creating conditions that support strategic expansion into emerging submarkets.[1] Rural Oregon is increasingly relevant in this context because it offers land availability, development flexibility, and the ability to plan for long term capacity that many established markets can no longer accommodate.

Oregon's Structural Advantages

Oregon's competitive position is supported by several structural advantages. Electricity costs remain relatively low, and a significant portion of the state's energy mix is sourced from hydroelectric generation.[2] This helps data center operators meet internal sustainability targets and manage rising operational expenses. The region's moderate climate also supports efficient cooling strategies that contribute to lower lifetime operating costs compared with hotter or more humid regions.[3] Oregon maintains a business friendly environment due to the absence of a statewide sales tax and the potential for enterprise zone programs in specific locations where qualifying developments can access incentives that improve project feasibility.[4]

Sutherlin Site Attributes

A site such as Sutherlin, Oregon benefits from these statewide fundamentals and adds local advantages that are increasingly difficult to find in primary data center hubs. Large, shovel ready industrial parcels with compatible zoning and sufficient acreage for phased development allow operators to master plan multi-building campuses rather than rely on constrained infill opportunities. Proximity to Interstate 5 provides strong regional accessibility, simplifies equipment and construction logistics, and supports long term facility operations. Parcels with structural capacity for heavy utility infrastructure, secure perimeters, and large footprint footprints align well with modern design requirements for hyperscale and colocation facilities.

Infrastructure & Resource Considerations

Infrastructure feasibility is central to data center planning, and Oregon's power delivery considerations highlight the importance of selecting locations where long term electrical capacity can be supported. Utility providers and industry analysts have identified power transmission and substation capacity as constraints in several Oregon markets.[5] Industry representatives emphasize that access to dependable and scalable power infrastructure is foundational to long lived data center investments.[6] Rural sites that can coordinate early with utilities and plan for phased expansion are well positioned to address this requirement. Water usage and overall resource management remain important considerations for both the industry and surrounding communities, and responsible design strategies can help ensure that development aligns with local expectations.[7]

Investment Potential & Long-Term Outlook

Rural Oregon provides a credible environment for data center growth when evaluated through operational, environmental, and long horizon investment lenses. Sites that combine scale, connectivity potential, transportation access, and the ability to secure clean power resources can support both immediate deployment needs and long term expansion strategies. With disciplined planning and a clear understanding of local infrastructure conditions, locations such as Sutherlin can contribute meaningfully to the broader digital infrastructure framework that continues to shape the Pacific Northwest's economy.

Footnotes

1. Mordor Intelligence. North West Data Center Market Report.
2. Morrow County Planning Reference Literature, Data Center Industry Background.
3. Data Center Frontier. "Portland Emerges as the Hot Data Center Market for the Pacific Northwest."
4. Data Center Frontier. "Price of Power Positions Portland for Data Center Development."
5. Daily Journal of Commerce Oregon. "Power Deficit Slows Data Center Market's Growth."
6. Daily Reporter. "Data Center Construction Slows as Power Supply Tightens."
7. Oregon Capital Chronicle. "Data Centers and Their Neighbors: Power and Water Impacts."

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Industrial Development Potential

Sutherlin Site Advantages

Shovel Ready
Site Certified by Business Oregon

Expedited Permitting
With ODOT for Off-Site Improvements

22MW
Available Power

Rural Enterprise Zone
& Growing Demand for Data Centers

1

Conceptual Plans

123.8 AC
Buildable Site Area

1.4M SF
Speculative RSF

26%
Coverage Ratio

2

Conceptual Plans

122.8 AC
Buildable Site Area

1.9M SF
Speculative RSF

35%
Coverage Ratio

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2.5.110 Permitted Uses.

A. Permitted Uses. The land uses listed in Table 2.5.110 are permitted in the industrial districts, subject to the provisions of this chapter. Only land uses that are specifically listed in Table 2.5.110, and land uses that are approved as "similar" to those in Table 2.5.110, may be permitted. The land uses identified with a "C" in Table 2.5.110 require Conditional Use Permit approval prior to development or a change in use, in accordance with section 4.5.

B. Determination of Similar Land Use. Similar use determinations shall be made in conformance with the procedures in section 4.9 Code Interpretations.

View Zoning Code Online

Table 2.5.110 – Permitted Uses

Uses	M-1	M-2
Industrial		
(1) Heavy manufacturing and assembly, and (2) Processing of raw materials	N N	C C
Light manufacture (e.g., electronic equipment, electronic vehicles, printing, bindery, furniture, and similar goods)	P	P
Warehousing and distribution	P	P
Junk yard, motor vehicle wrecking yard, and similar uses	N	P
Research facilities	P	N

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Table 2.5.110 – Permitted Uses

Uses	M-1	M-2
Mini-warehouse and storage	P	N
Residential		
Watchman's Quarter	S-P	S-P
Commercial		
Offices and other commercial uses that are incidental to a primary industrial use	P	P
Vehicle repair, sales, rental, storage, service and fuel sales	P	C
Entertainment (e.g., theaters, amusement uses)	C	N
Hotels and motels	P	N
Medical and dental clinics and laboratories	P	N
Outdoor commercial uses (e.g., outdoor storage and sales)	P	N
Personal and professional services (e.g., child care, catering/food services, restaurants, laundromats and dry cleaners, barber shops and salons, convenience stores/mini-marts, banks and financial institutions, and similar uses)	C	N
Brewery - Macro - Micro - Tap Room	 P P C	 P C C
Repair services	P	C
Wholesale trade and services	P	N
Public and Institutional Uses		
Government facilities (e.g., public safety, utilities, school district bus facilities, public work yards, and similar facilities)	P	P
Private utilities (e.g., natural gas, electricity, telephone, cable, and similar facilities)	P	P
Parks and open space	P	P
Vocational schools	P	P
Telecommunication structures, including wireless (Section 2.7.200)	C	C
Accessory Uses and Structures	P	P

Key:
P = Permitted
S = Permitted with special standards or limitations
C = Conditional use permit required
N = Not permitted

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Sutherlin Development Code – July 2007
Amended May, 2017
Amended July, 2021

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PORTLAND REGION

Major Employers in the Region

The greater Portland-Vancouver-Hillsboro metro area is a West Coast cultural and economic hub. It occupies center stage in Oregon and southwest Washington's economic performance.

Historically reliant on timber, fishing and agriculture, the area is now known as a hotbed for technology, healthcare, finance, and apparel industries.

Often called the "Silicon Forest", the area enjoys the presence of major information and technology companies such as Intel, Hewlett-Packard, Tektronix, Siemens, Salesforce, and Boeing.

Healthcare is a major employment driver in the region. Numerous hospitals and medical research centers including OHSU, Kaiser Permanente, Providence, Legacy Health and PeaceHealth are integral to the physical and economic health of the region.

Globally-recognized sports and outdoor performance apparel companies such as Nike and Columbia Sportswear are headquartered in the area.

Portland's proximity to Silicon Valley and Seattle has made it an attractive destination for many California and Washington-headquartered technology companies to maintain operations in the area with its business-friendly environment and growing inventory of class-A office-focused real estate.

https://www.greaterportlandinc.com/research-center/major-employers

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Oregon Initial Agency Disclosure Pamphlet

Consumers: This pamphlet describes the legal obligations of Oregon real estate licensees to consumers. Real estate brokers and principal real estate brokers are required to provide this information to you when they first contact you. A licensed real estate broker or principal broker need not provide the pamphlet to a party who has, or may be reasonably assumed to have, received a copy of the pamphlet from another broker.

This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and a broker or a principal broker.

Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a licensed real estate broker or principal broker (the "agent") agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction. Oregon law provides for three types of agency relationships between real estate agents and their clients:

- **Seller's Agent** – Represents the seller only.
- **Buyer's Agent** – Represents the buyer only.
- **Disclosed Limited Agent** – Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of all clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Definition of "Confidential Information"

Generally, licensees must maintain confidential information about their clients.

"Confidential information" is information communicated to a real estate licensee or the licensee's agent by the buyer or seller of one to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell. "Confidential information" does not mean information that:

1. The buyer instructs the licensee or the licensee's agent to disclose about the buyer to the seller, or the seller instructs the licensee or the licensee's agent to disclose about the seller to the buyer; and
2. The licensee or the licensee's agent knows or should know failure to disclose would constitute fraudulent representation.

Duties and Responsibilities of a Seller's Agent

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer.

An agent who represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A seller's agent owes the seller the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the seller;
3. To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;
4. To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;
5. To advise the seller to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
6. To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between seller and agent.

Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of a Buyer's Agent

An agent, other than the seller's agent, may agree to act as the buyer's agent only. The buyer's agent is not representing the seller, even if the buyer's agent is receiving compensation for services rendered, either in full or in part, from the seller or through the seller's agent.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A buyer's agent owes the buyer the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the buyer;
3. To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer's interest in a transaction;
4. To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;
5. To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
6. To maintain confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between buyer and agent.

Under Oregon law, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property, only under a written "Disclosed Limited Agency Agreement" signed by the seller and buyer(s).

Disclosed Limited Agents have the following duties to their clients:

1. To the seller, the duties listed above for a seller's agent;
2. To the buyer, the duties listed above for a buyer's agent; and
3. To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:
   - **a.** That the seller will accept a price lower or terms less favorable than the listing price or terms;
   - **b.** That the buyer will pay a price greater or terms more favorable than the offering price or terms; or
   - **c.** Confidential information as defined above.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

When different agents associated with the same principal broker (a real estate licensee who supervises other agents) establish agency relationships with different parties to the same transaction, only the principal broker will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agents have already established an agency relationship unless all parties agree otherwise in writing. The principal real estate broker and the real estate licensees representing either seller or buyer shall owe the following duties to the seller and buyer:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party's interest in the transaction; and
3. To obey the lawful instructions of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

You are encouraged to discuss the above information with the licensee delivering this pamphlet to you. If you intend for that licensee, or any other Oregon real estate licensee, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without the licensee's knowledge and consent, and an agent cannot make you a client without your knowledge and consent.

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503-975-9301 | riley@capacitycommercial.com

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