

SCANNELL  
LOGISTICS  
CENTERS  
SALEM



CONCEPTUAL RENDERING

**SHOVEL READY BUILD TO SUIT SALE/LEASE**  
VARIOUS SIZES UP TO ±500K SF BUILDING





# PROPERTY OVERVIEW

## ZONING & SITE READINESS

### JURISDICTION

City of Salem

### ZONING

#### EMPLOYMENT CENTER (EC)

Employment Center (EC) for flex-space, manufacturing, warehousing, and offices in a spacious, master planned environment.

### SIZE

Up to ±45 acres  
Can accommodate multiple building sizes up to ±500K SF  
Build-To-Suit

### SITE READINESS

Flat, Shovel-ready

### COMPLETED DUE DILIGENCE

- Archaeological
- Environmental
- Master Plan
- Storm water Management
- Transportation Impact Analysis
- Wetlands Mitigation Completed

### ENVIRONMENTAL ADVANTAGES

- High Capacity Water
- Clean Air
- Low Natural Disaster Risk



ABUNDANT  
UTILITY  
INFRASTRUCTURE



WATER &  
SEWER



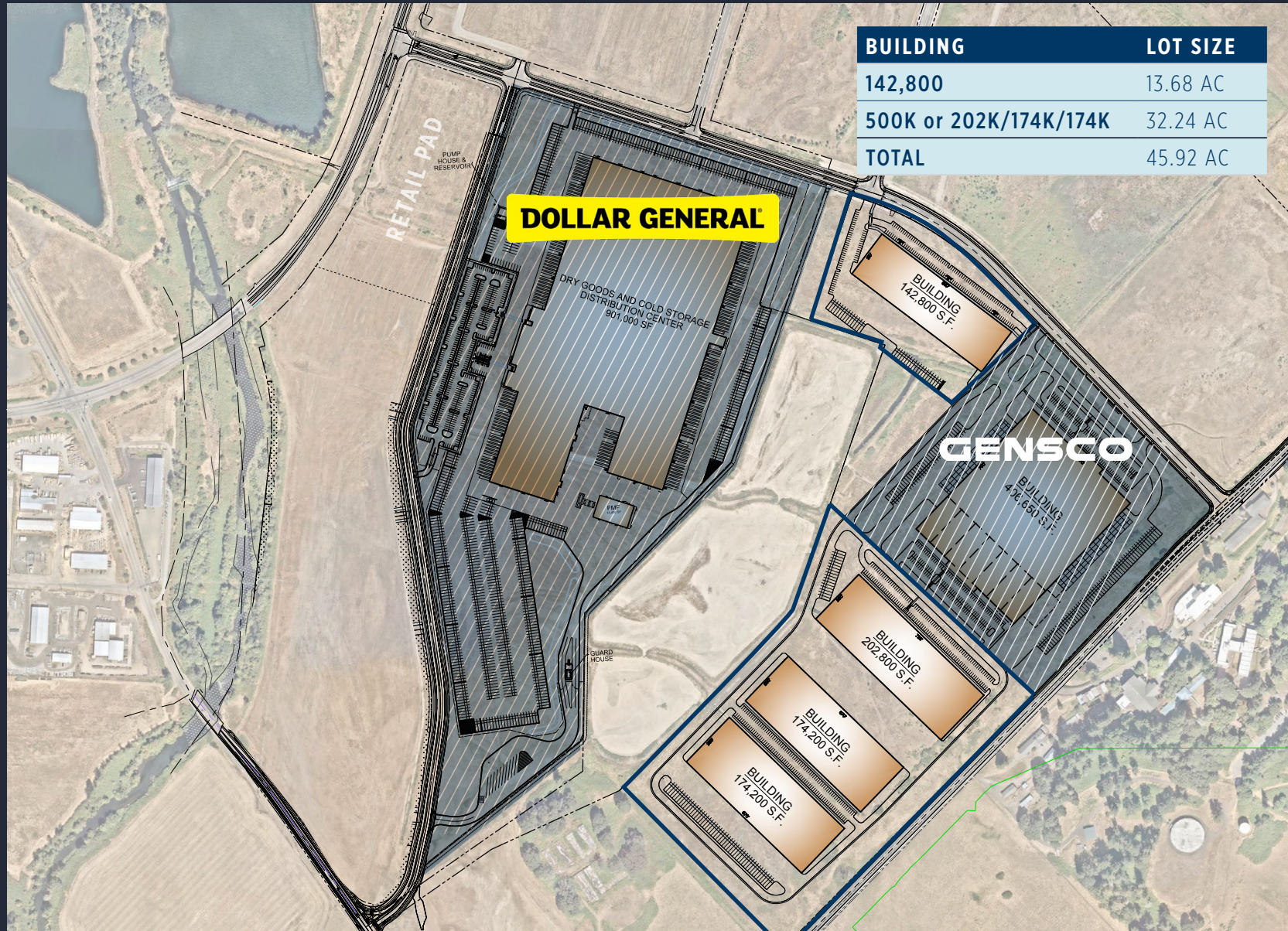
POWER



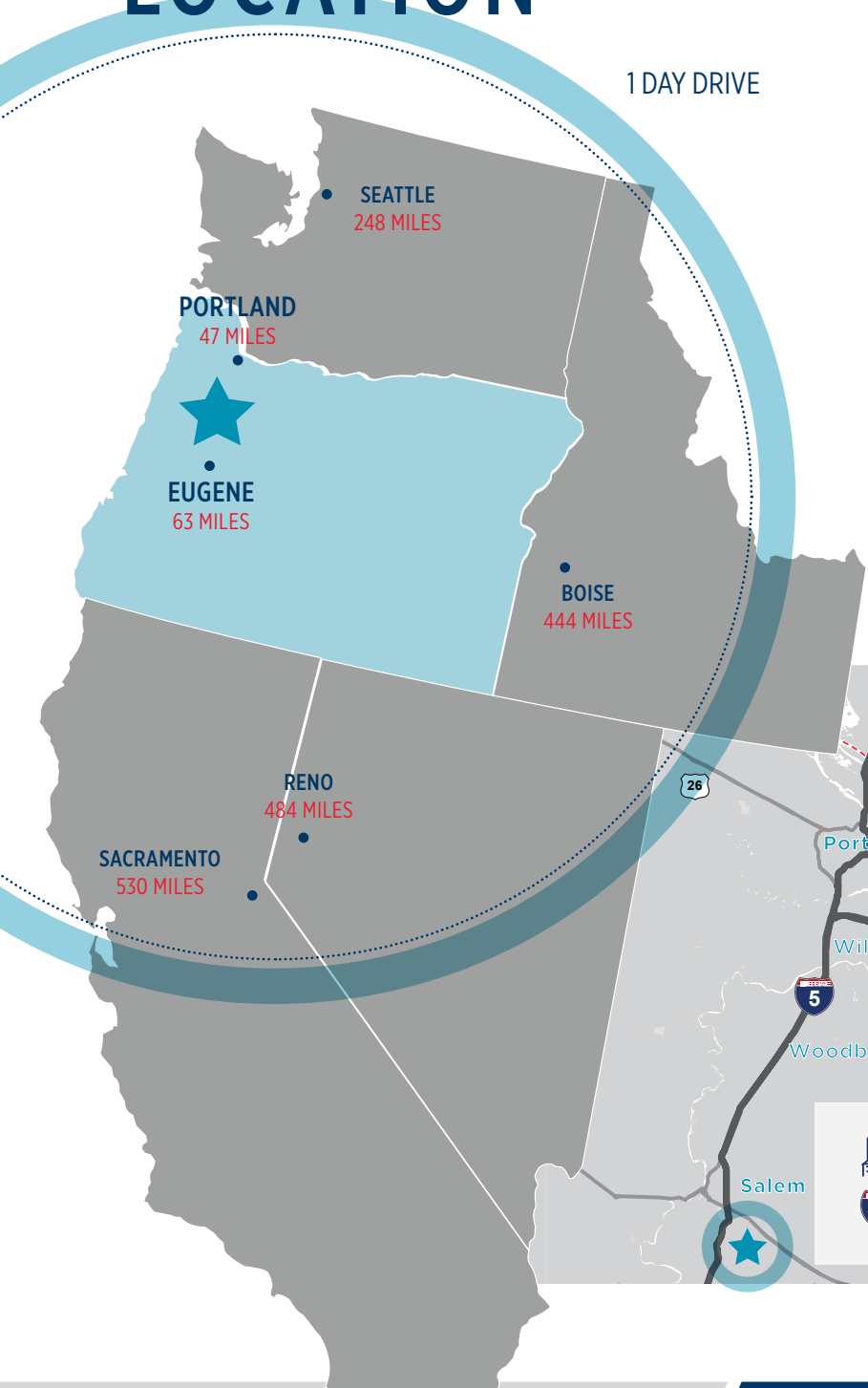
NATURAL GAS



# CONCEPTUAL



# LOCATION



1 DAY DRIVE

## DEMOGRAPHICS & LABOR FORCE

The property has a commute shed that includes **one million workers.**



**POPULATION**  
443,300



**MEDIAN AGE**  
35.9  
(2019)



**UNEMPLOYMENT**  
7.6%

### 2020 EMPLOYMENT

Total	159,900
2025 Projection	172,500 - 1% growth
Businesses	15,915 w/in 20-mi radius ( <i>Business Oregon Prospector</i> )

### 2020 MEDIAN HOUSEHOLD INCOME

\$68,800	\$74,700 - 2025 Projected
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Moody's Analytics / Salem Metro Area / November 2020.

## INCENTIVES

**ENTERPRISE ZONE** New investment can receive property tax abatement for three to five years.

**E-COMMERCE ZONE** Tax abatement for E-Commerce businesses. Click [here](#) for more information.

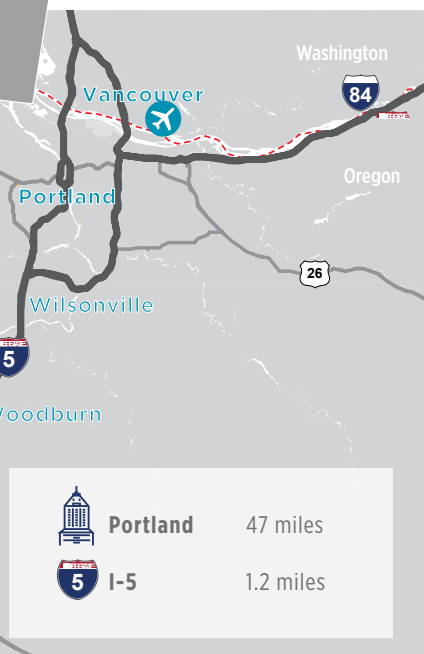
**STRATEGIC INVESTMENT ZONE** Projects with capital investments exceeding \$100M are eligible for partial property tax abatement for 15 years.

**CONSTRUCTION-IN-PROCESS** Unfinished facility improvements exempt from local property taxes for up to 2 years.

### CITY OF SALEM PROJECT SUPPORT & PERMITTING

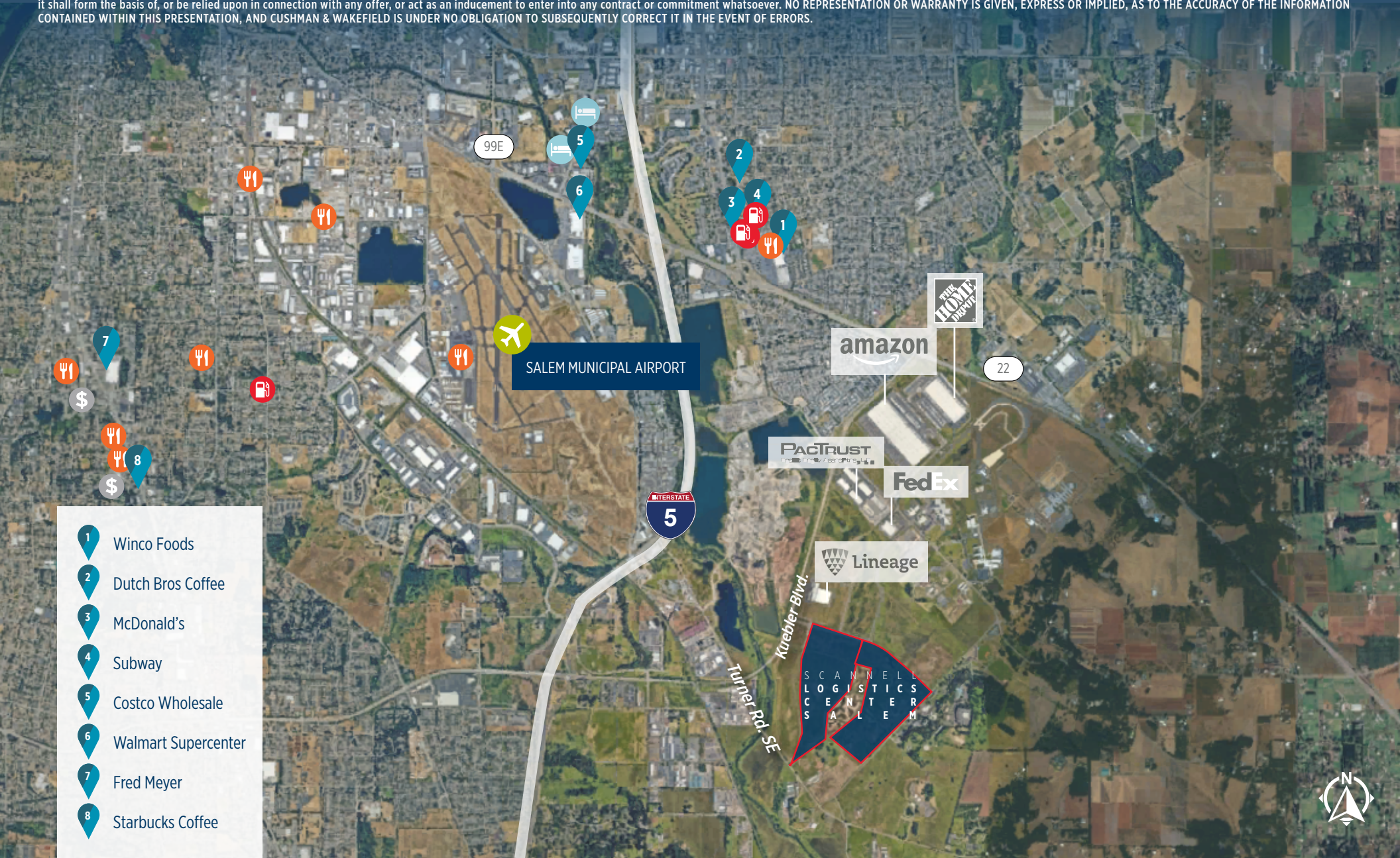
The City of Salem will provide a dedicated project coordinator position for projects over \$10M. Phased, concurrent permitting; grading in 7 days; permits in 90 days.

Learn more about additional Incentives [here](#).



	Portland	47 miles
	I-5	1.2 miles





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