

i5 I-5 LOGISTICS CENTER EAST

A  SPECHT DEVELOPMENT

513,193 SF LOGISTICS FACILITY SHOVEL READY

NOW APPROVED allowing near immediate groundbreaking
with delivery 14 months following executed transaction

SOUTH EVERGREEN ROAD | WOODBURN, OR



i5 I-5 LOGISTICS CENTER EAST

S EVERGREEN RD | WOODBURN, OREGON

amazon

WinCo
FOODS

Do it
Best

Portland General
Electric

i5 EAST

HIGHLIGHTS

29.57 Acre Shovel Ready Site along I-5 Freeway

513,193 SF Logistics Facility NOW APPROVED by City and ready to break ground

Owner will construct on BTS basis with delivery 14 months from executed deal.

One of very few sites in Portland Metro Area which can accommodate a 500,000+ SF building on an immediate basis

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SPECHT



Kidder
Mathews



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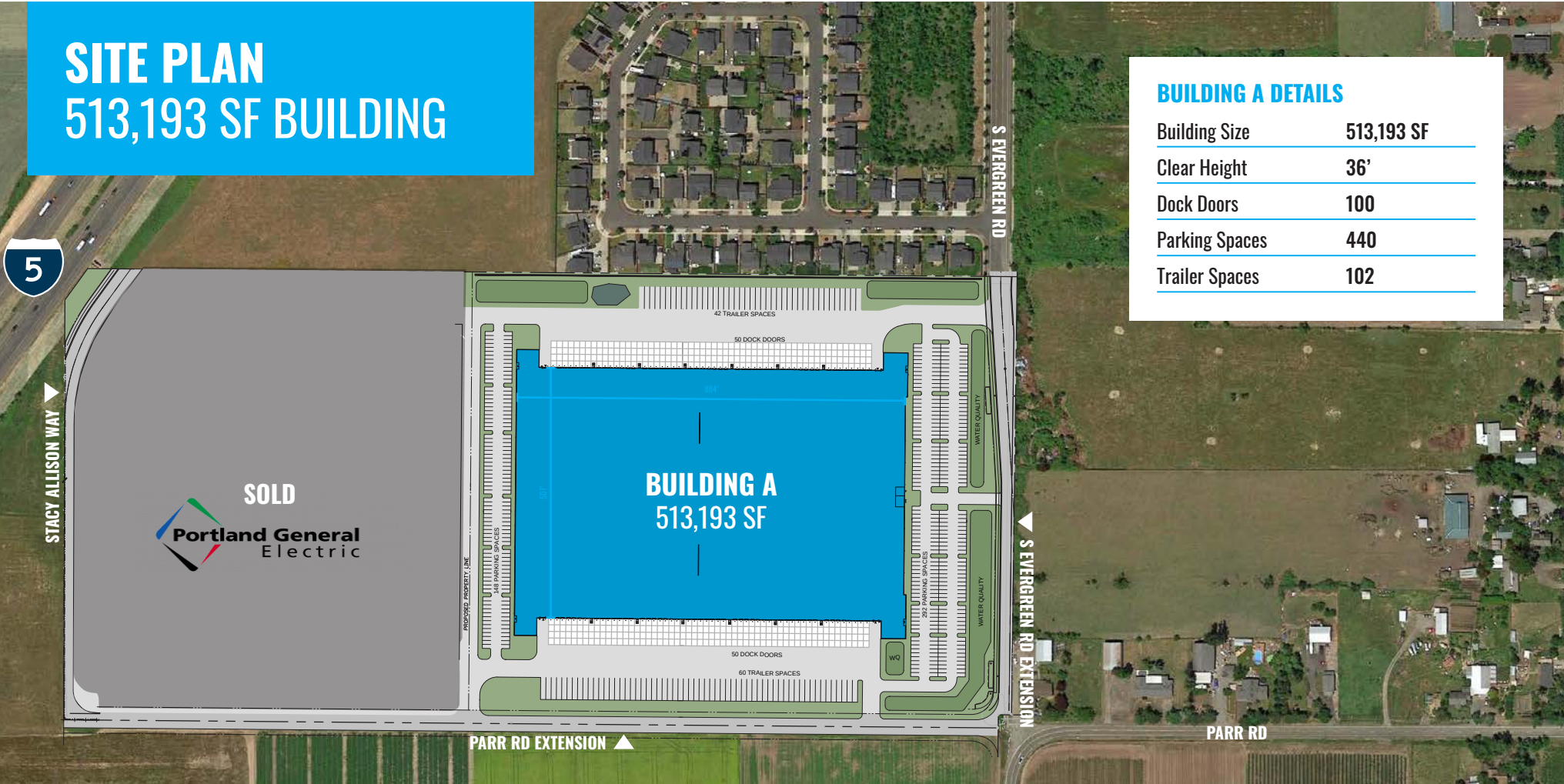
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SITE PLAN 513,193 SF BUILDING

BUILDING A DETAILS

Building Size	513,193 SF
Clear Height	36'
Dock Doors	100
Parking Spaces	440
Trailer Spaces	102



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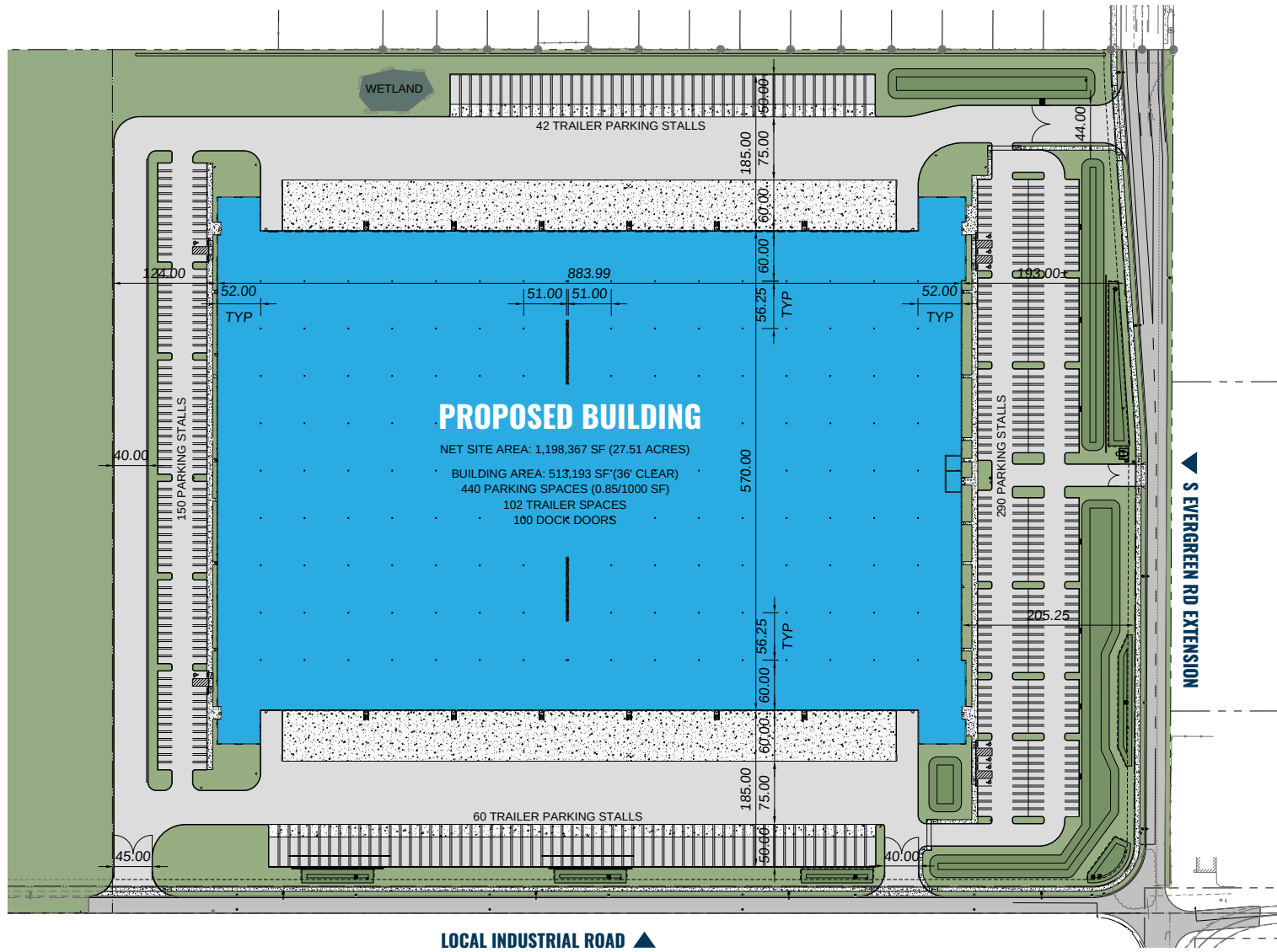
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NEW BUILDING FEATURES



HIGHLIGHTS

Class A Logistics Facility
totaling 513,193 SF

Divisible to 260,000 SF

Cross loaded design with trailer
parking along both sides

100 dock doors and 4 grade doors

102 trailer spaces and 440 auto
parking spaces

3 dedicated truck court
ingress/egress points along with 1
dedicated employee
parking entrance

600 PSF floor load

36' clear height with ESFR
sprinkler system

3000 amp 480v electrical service
(expandable if required)

Full perimeter security fencing
possible if required

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LOCATION OVERVIEW

Located in business friendly Woodburn, Oregon, at the south end of the strong I-5 Corridor South submarket

Immediate I-5 Freeway access via recently enlarged and upgraded full I-5 Freeway Interchange

Located in "Enterprise Zone" providing for 3-5 year property tax abatements for qualifying companies

Strong labor pool available with excellent labor study statistics which helped Amazon choose Woodburn recently

Highly qualified development team in Specht Development
spechtprop.com

11 MILES

SOUTH OF PORTLAND MSA
CURRENT BOUNDARY

203 MILES

TO SEATTLE
CITY CENTER

551 MILES

TO SACRAMENTO
CITY CENTER



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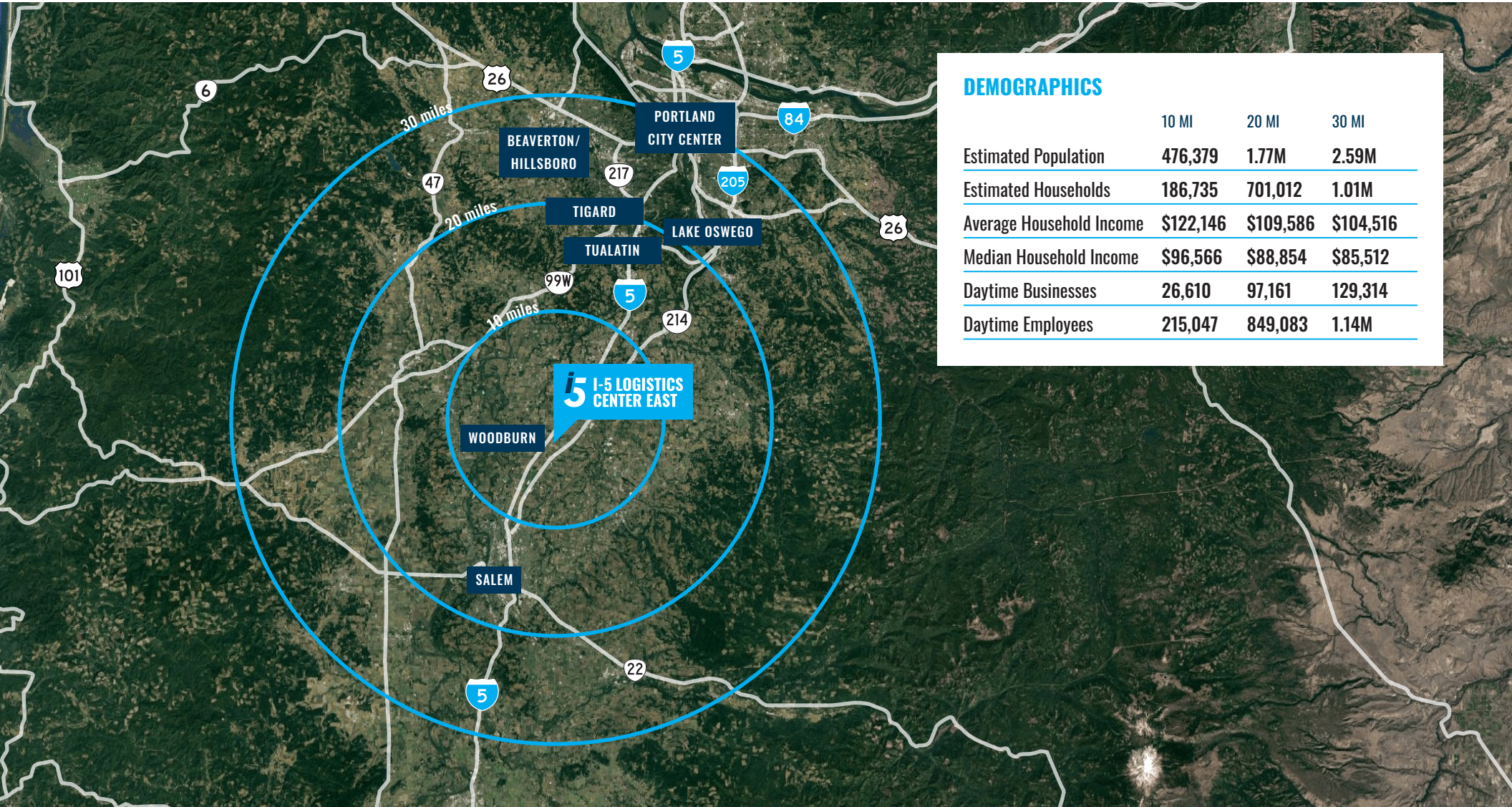
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DEMOGRAPHICS

	10 MI	20 MI	30 MI
Estimated Population	476,379	1.77M	2.59M
Estimated Households	186,735	701,012	1.01M
Average Household Income	\$122,146	\$109,586	\$104,516
Median Household Income	\$96,566	\$88,854	\$85,512
Daytime Businesses	26,610	97,161	129,314
Daytime Employees	215,047	849,083	1.14M



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