

I-5 Freeway, Exit 271
Woodburn, Oregon



I-5 LOGISTICS CENTER™



Your Pacific Northwest Hub — 108 acres of industrial land. Annexed, zoned and shovel ready!

I-5 Logistics Center Property Features:

- Building sizes from 43,200 SF up to 1,914,880 SF can be accommodated on sites ranging from 5 acres to 108 acres
- Flat and rectangular site, ideal for industrial development located only 11 miles south of Portland MSA
- Highly experienced and qualified development team in Specht Development
- Located on a major I-5 Freeway interchange
- Oregon's Strategic Investment Program offers up to a 15 year property tax abatement which is substantially more savings than typical "Enterprise Zone" incentives <https://www.oregon4biz.com/Oregon-Business/Tax-Incentives/SIP/>
- Available for lease or for purchase

For leasing information, contact

Peter Stalick
Patricia Loveall, SIOR
Steven Klein

503.221.9900

↓ [Click Here to view Woodburn Industrial Land Overview Video](#)

Visit the I-5 Logistics Center website for more info
i5logisticscenter.com



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I-5 LOGISTICS CENTER™



Location Aerial



Leasing Information

Peter Stalick
503.221.2272
pstalick@kiddermathews.com

Patricia Loveall, SIOR
206.248.7340
ploveall@kiddermathews.com

Steven Klein
503.221.2260
sklein@kiddermathews.com

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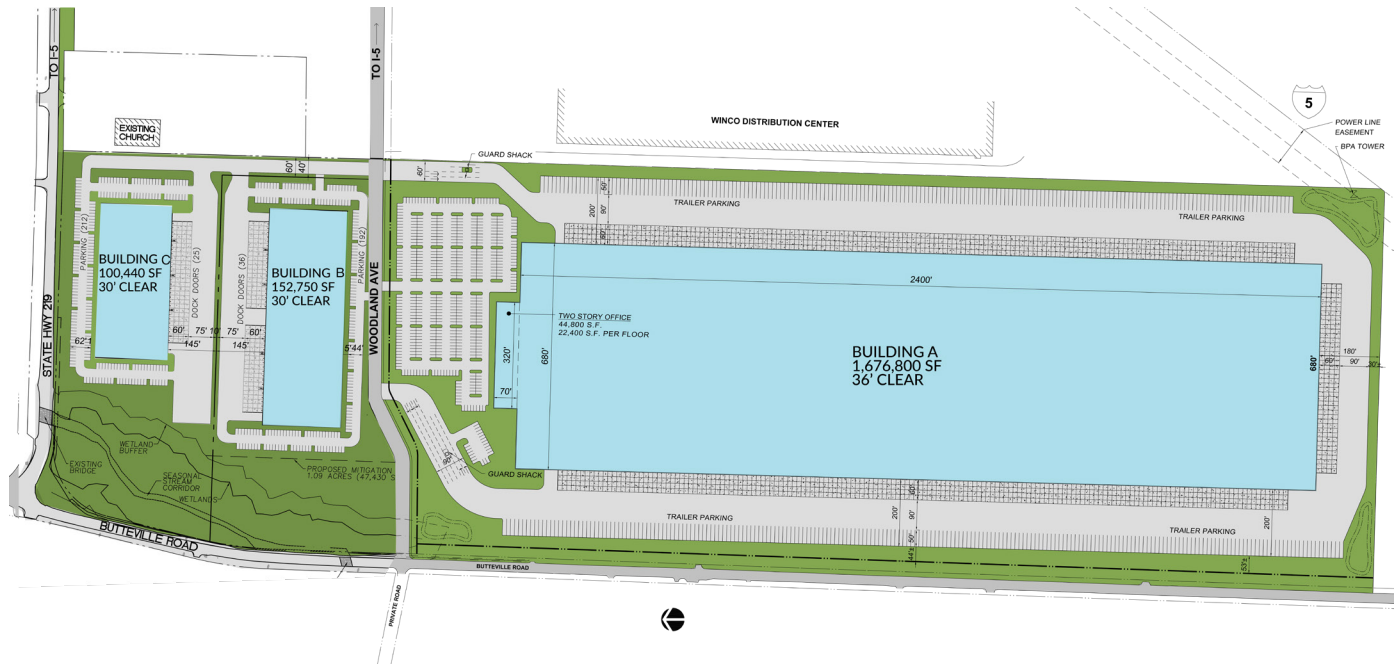




I-5 LOGISTICS CENTER™



Conceptual Site Plan



Building A

Square Feet	1,676,800
Clear Height	36'
Docks Doors	321
Trailer Spaces	400
Parking Spaces	531

Building B

Square Feet	152,750
Clear Height	30'
Docks Doors	36
Parking Spaces	192

Building C

Square Feet	100,440
Clear Height	30'
Docks Doors	25
Parking Spaces	212

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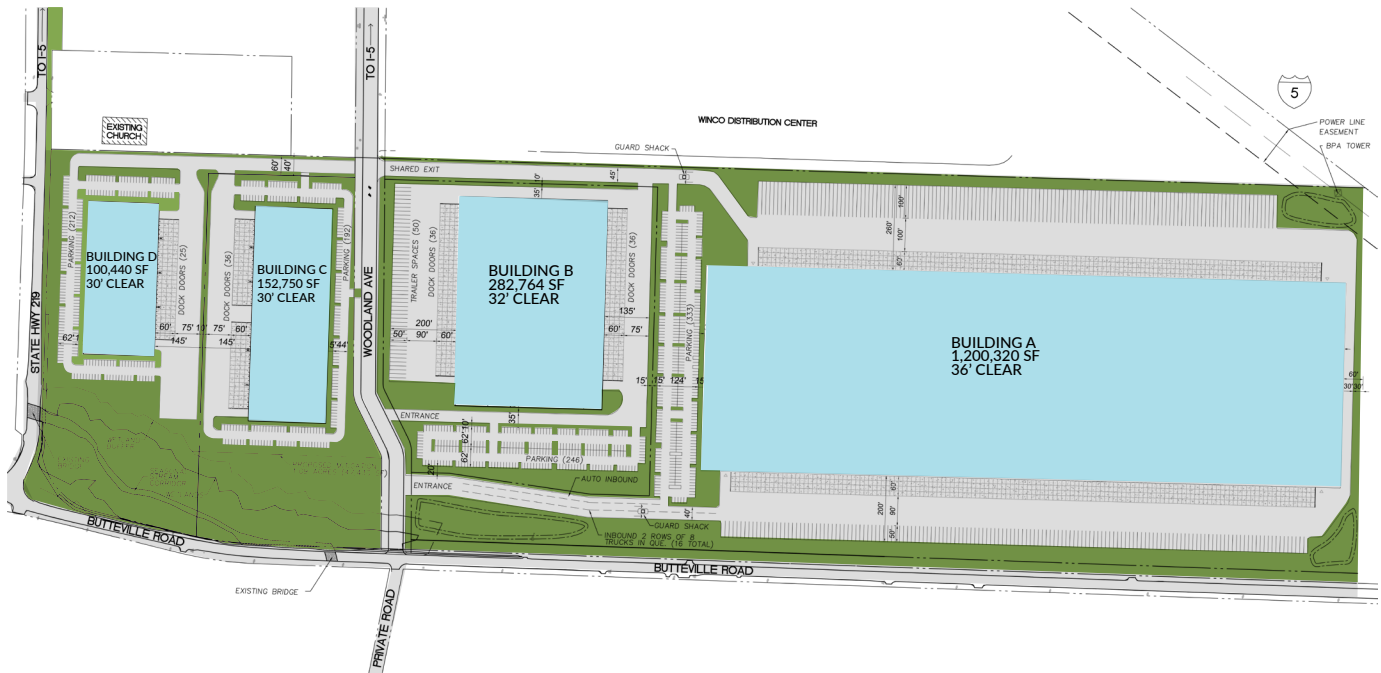




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Conceptual Site Plan



Building A

Square Feet	1,200,320
Clear Height	36'
Docks Doors	200
Trailer Spaces	279
Parking Spaces	333

Building B

Square Feet	282,764
Clear Height	32'
Docks Doors	72
Trailer Spaces	50
Parking Spaces	246

Building C

Square Feet	152,750
Clear Height	30'
Docks Doors	36
Parking Spaces	192

Building D

Square Feet	100,440
Clear Height	30'
Docks Doors	25
Parking Spaces	212

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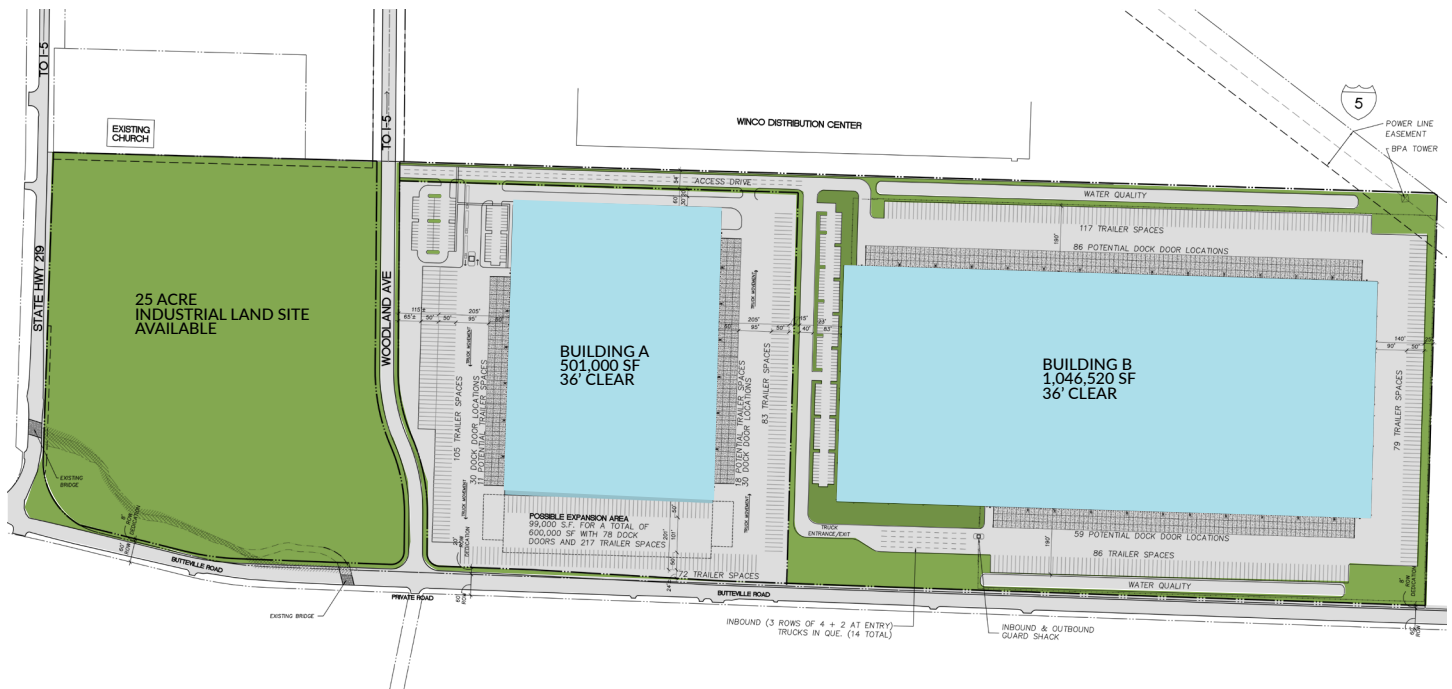




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Conceptual Site Plan



Building A

Square Feet	501,000
Clear Height	36'
Docks Doors	60
Trailer Spaces	339
Office	BTS

Building B

Square Feet	1,046,520
Clear Height	36'
Docks Doors	145
Trailer Spaces	282
Office	BTS

North Phase

25 acre industrial land site
Could be divided to 12 acres

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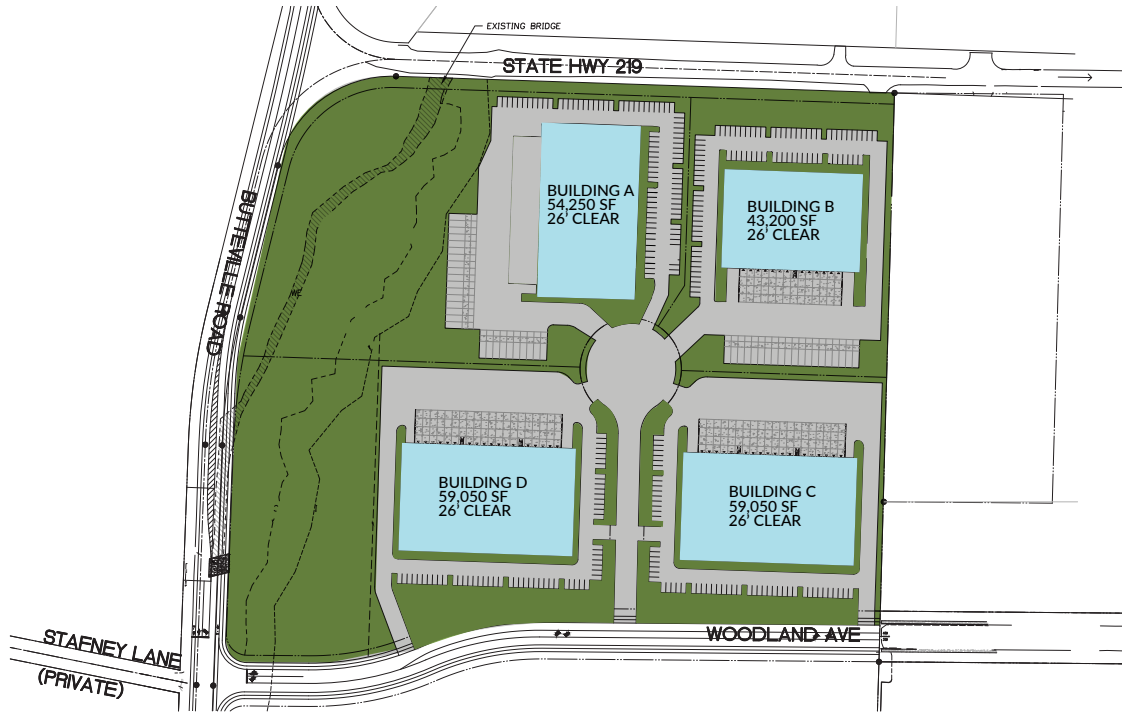


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Conceptual Site Plan

Northerly 25 acres



Building A

Square Feet	54,250
Clear Height	26'
Docks Doors	18
Trailer Spaces	27
Parking Stalls	90

Building B

Square Feet	43,200
Clear Height	26'
Docks Doors	19
Trailer Spaces	20
Parking Stalls	85

Building C

Square Feet	59,050
Clear Height	26'
Docks Doors	18
Parking Stalls	56

Building D

Square Feet	59,050
Clear Height	26'
Docks Doors	18
Parking Stalls	56

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Location

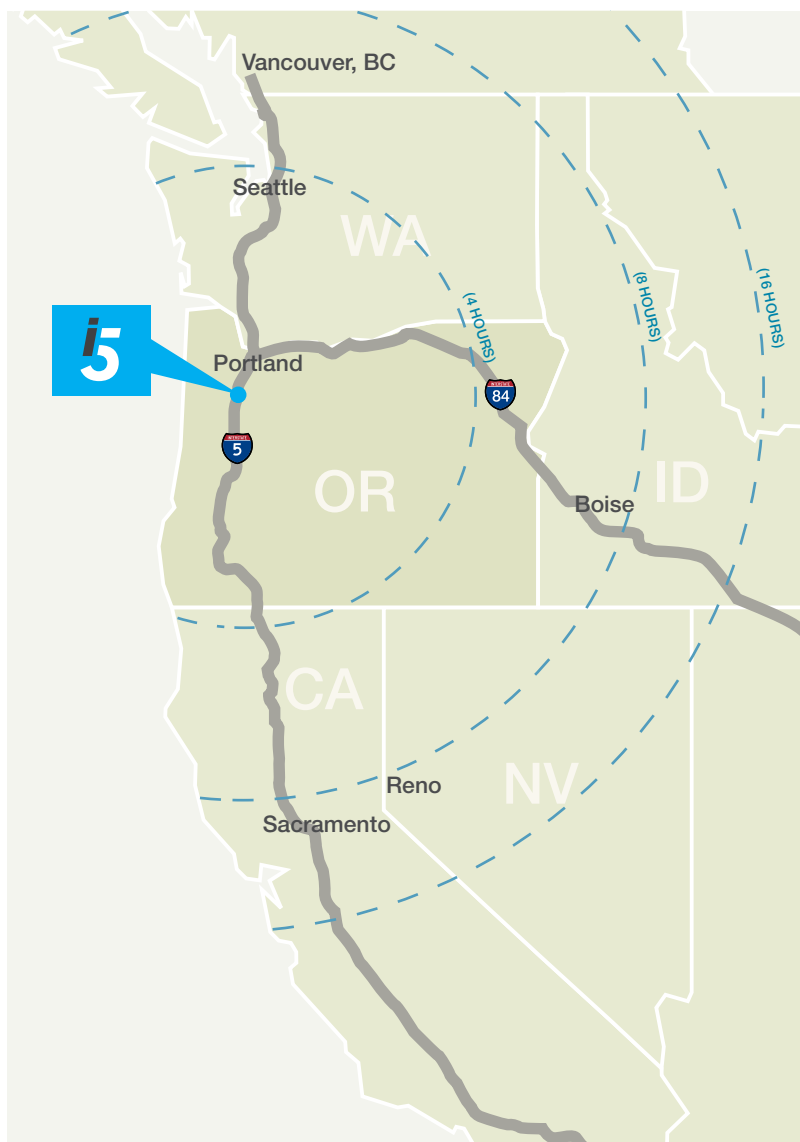
Your Pacific Northwest Hub.

Well located just south of the Portland metro area on a major I-5 interchange.

- Serve Vancouver B.C., Seattle, Portland, Sacramento, and Reno within one day drive time
- Serve entire Portland MSA in less than one hour and Seattle in four to five hours
- Immediate I-5 freeway access via recently enlarged and upgraded I-5 freeway interchange
- Property is located just 11 miles south of Portland MSA along I-5 corridor

Proximity

Miles to Portland M.S.A	11
Miles to Seattle CBD	203
Miles to Boise, ID via I-84	459
Miles to Sacramento, CA	551
Miles to Reno, NV	506
Miles to Vancouver, BC	346



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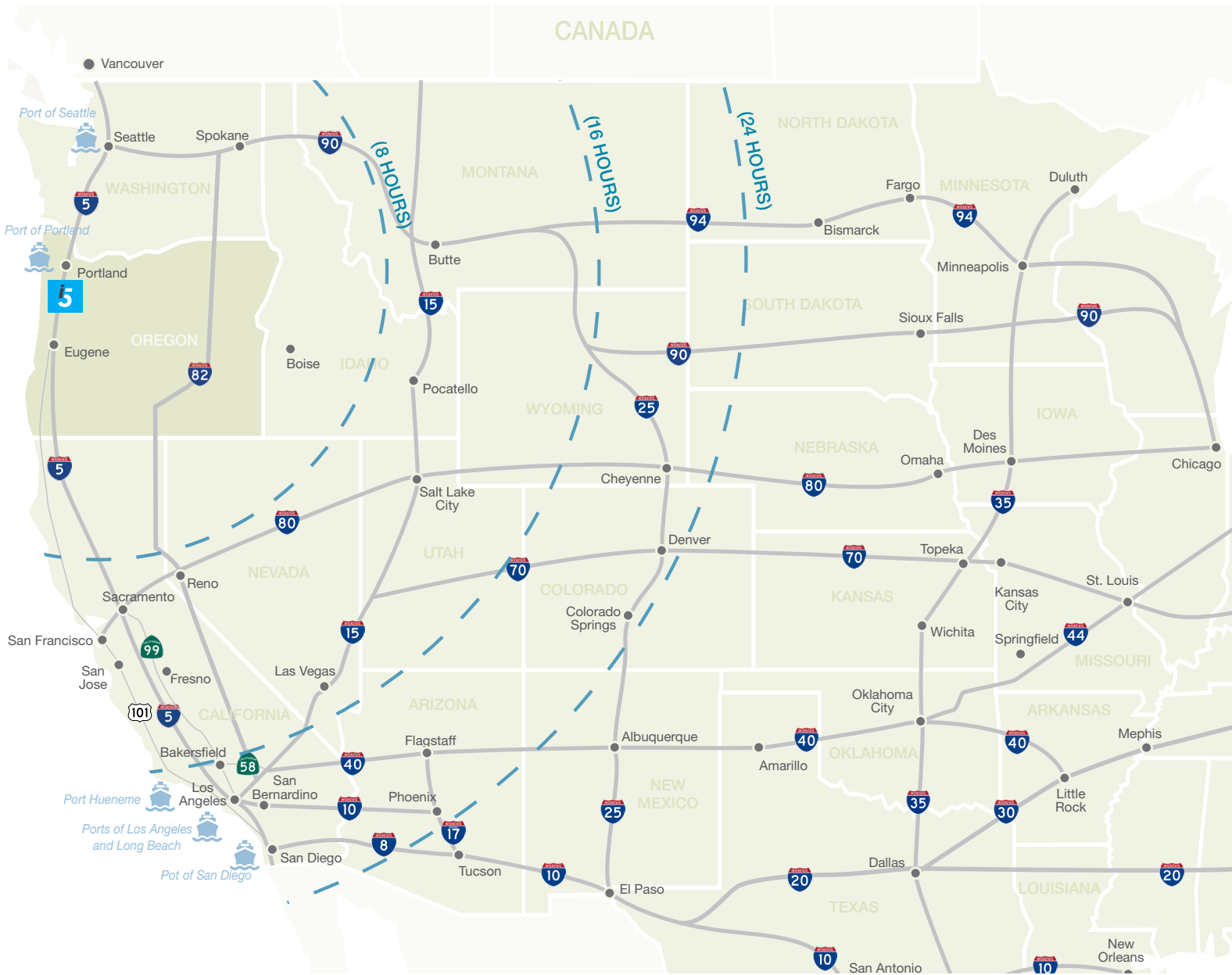




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Distribution Times



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