



FOR LEASE



CONCEPT RENDERING



SANTIAM INDUSTRIAL CENTER

For Lease: 10,925 SF - 528,306 SF

930 W Washington St, Stayton OR 97383

A great opportunity to lease in the growing city of Stayton! Centrally located between Portland & Eugene and conveniently two miles away from Hwy 22 and 13 miles from I-5. Enjoy great site amenities such as heavy power, rail service, excess yard space, food production improvements, and much more!

MIKE HALE, SIOR

Principal | Licensed in OR & WA
503-517-7129
mikehale@capacitycommercial.com
**Broker Has Ownership Interest in This Property*

SCOTT KAPPES, SIOR

Principal | Licensed in OR & WA
503-517-9877 | scottk@capacitycommercial.com

BRODY COHEN

Senior Associate | Licensed in OR & WA
503-517-9878
brody@capacitycommercial.com

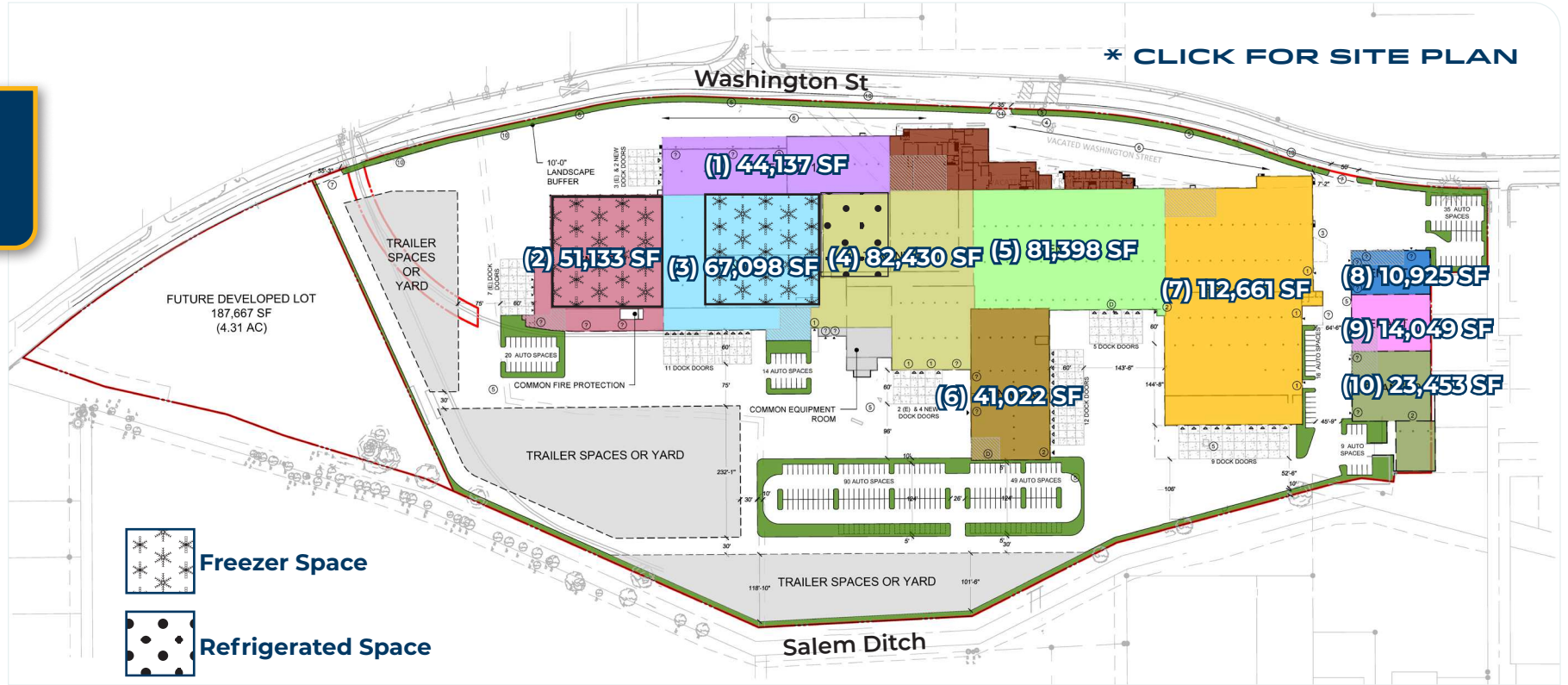
JORDAN TRUITT

Broker
503-510-3307
jordan@firstcommercialoregon.com





SITE PLAN



| PROPERTY DETAILS | |
|------------------|--|
| Total SF | 528,306 SF of Warehouse & Office |
| Lot Area | 37 Acres |
| Dock Doors | Yes |
| Grade Doors | Yes |
| Rail Served | Yes |
| Power | Heavy Power (6MW) |
| Clear Height | 16' - 22' |
| Trailer Parking | Yes |
| Zoning | Light Industrial (IL) |
| Rates | Shell: \$0.55 / SF (NNN) Existing Office: \$0.70 / SF (NNN) Freezer: \$1.20 / SF (NNN) Refrigerated: \$0.85 / SF (NNN) Yard: \$0.05 / SF (NNN) |

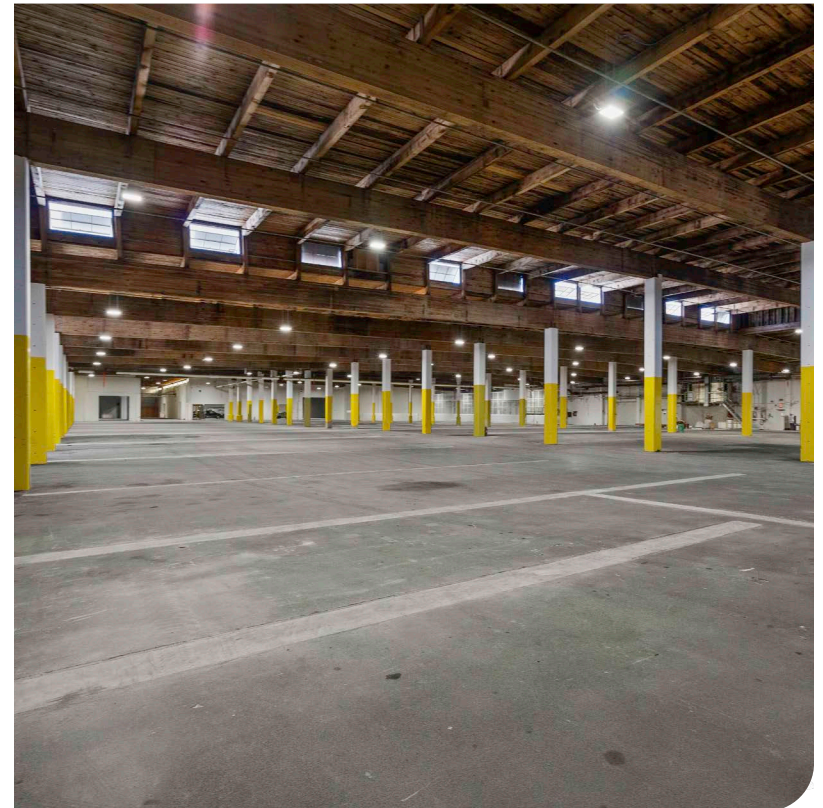
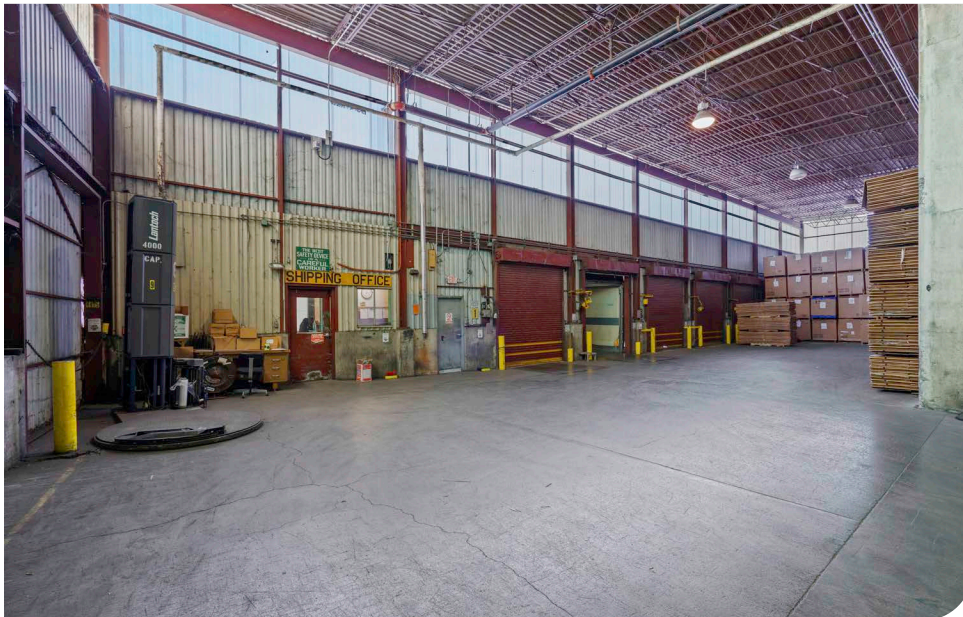
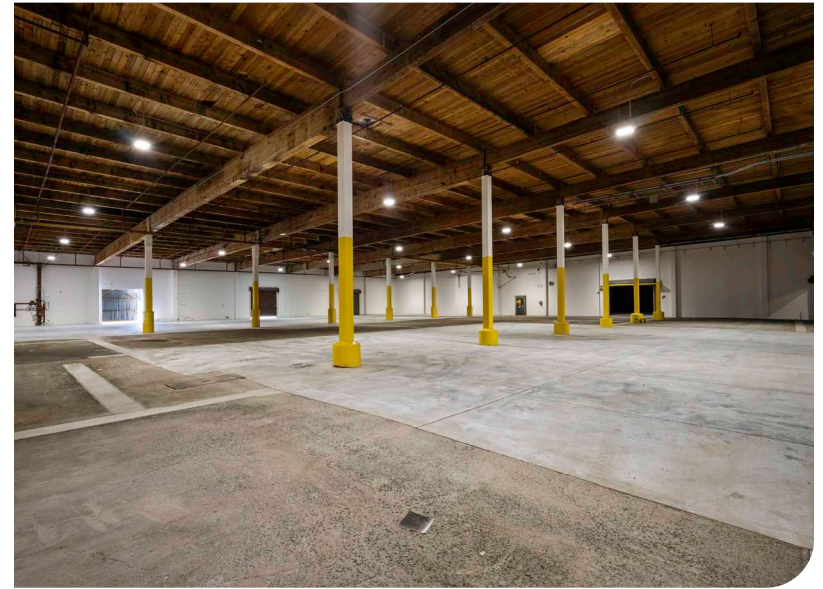
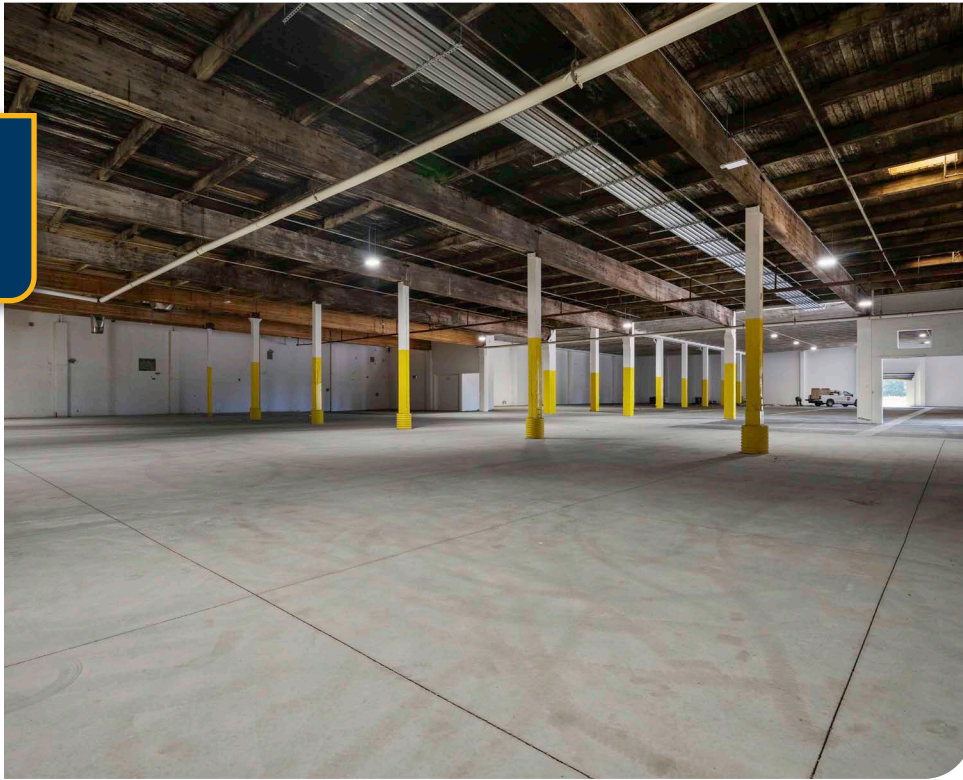
*** POTENTIAL SPACE DEMISING**

| INDIVIDUAL SPACE PLANS | |
|-------------------------|----------------|
| (1) 44,137 SF LEASED | (6) 41,022 SF |
| (2) 51,133 SF | (7) 112,661 SF |
| (3) 67,098 SF | (8) 10,925 SF |
| (4) 82,430 SF | (9) 14,049 SF |
| (5) 81,398 SF | (10) 23,453 SF |



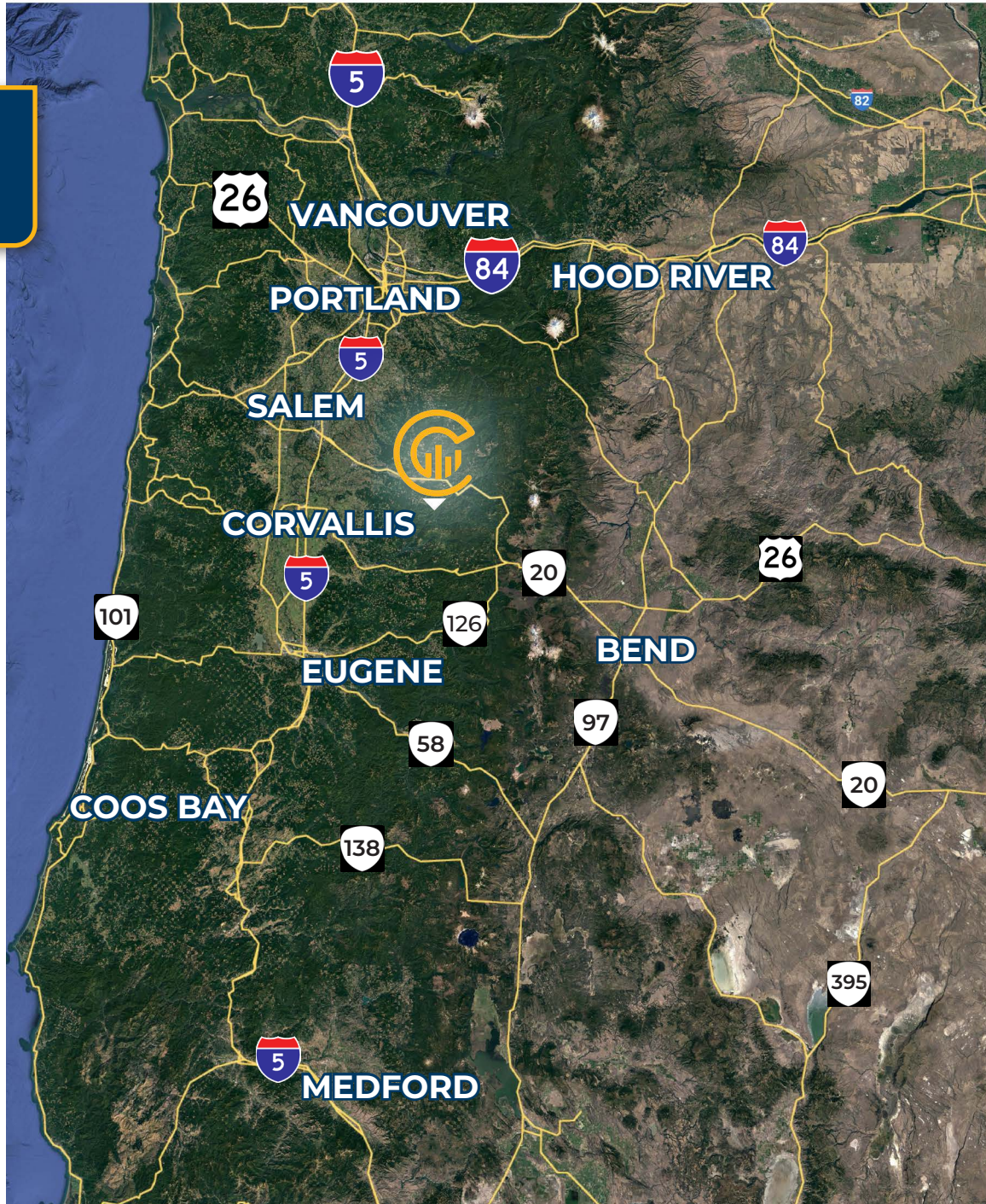


INTERIOR PHOTOS





LOCATION AERIAL



DISTANCE TO:

| | |
|----------------|------------|
| Exit 13 Hwy 22 | 1.7 Miles |
| Interstate 5 | 13.2 Miles |
| Salem, OR | 16.7 Miles |
| Corvallis, OR | 37 Miles |
| Portland, OR | 60.2 Miles |
| Eugene, OR | 62 Miles |
| Vancouver, WA | 69 Miles |
| PDX Airport | 71 Miles |
| Redmond, OR | 114 Miles |
| Bend, OR | 117 Miles |
| Medford, OR | 226 Miles |
| Seattle, WA | 230 Miles |





DEMOGRAPHICS & ZONING

STAYTON INCENTIVES

STAYTON (NORTH SANTIAM) ENTERPRISE ZONE

- Three to Five Year Property Tax Exemption for Eligible Businesses
- Employment-Based Job Creation Requirements
- “First Source” Agreement with Job Training Providers
- Four to Five Year Abatement (Requires Higher Wage Jobs, etc)

The Enterprise Zone is the most important incentive and used most often by qualifying businesses. However, there are others offered on a case-by-case basis. Those are:

1. GOVERNOR’S STRATEGIC RESERVE FUND

» Discretionary forgivable loan program targeted at creation of above-average wage traded-sector jobs.

2. ODOT IOF

» Matching-funds grant to help with transportation system improvements for economic development projects; \$1 Million max.

3. SPECIAL PUBLIC WORKS FUND

» Loan (and, sometimes, grant) funding to help with improvement of municipally-owned infrastructure.

4. STRATEGIC INVESTMENT PROGRAM

» Tax break for very large investments; only makes sense for projects of \$100 Million ++. County-led, but City must affirmatively participate.

ZONING DETAILS

Light Industrial (IL)

To provide for light manufacturing, assembly, or storage areas that will not conflict with less intensive uses.



AREA DEMOGRAPHICS

| Population | 3 Mile | 5 Mile | 10 Mile |
|---------------------------------------|-----------|-----------|-----------|
| 2024 Estimated Population | 12,322 | 18,453 | 38,662 |
| 2029 Projected Population | 12,108 | 18,170 | 38,166 |
| 2020 Census Population | 12,456 | 18,605 | 39,148 |
| 2010 Census Population | 11,508 | 17,010 | 35,486 |
| Projected Annual Growth 2024 to 2029 | -0.3% | -0.3% | -0.3% |
| Historical Annual Growth 2010 to 2024 | 0.8% | 0.9% | 1.0% |
| Households & Income | | | |
| 2024 Estimated Households | 4,719 | 6,832 | 14,226 |
| 2024 Est. Average HH Income | \$101,201 | \$106,020 | \$119,257 |
| 2024 Est. Median HH Income | \$76,338 | \$80,692 | \$93,001 |
| 2024 Est. Per Capita Income | \$38,988 | \$39,430 | \$44,007 |
| Businesses | | | |
| 2024 Est. Total Businesses | 546 | 722 | 1,508 |
| 2024 Est. Total Employees | 3,943 | 4,842 | 8,835 |

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1

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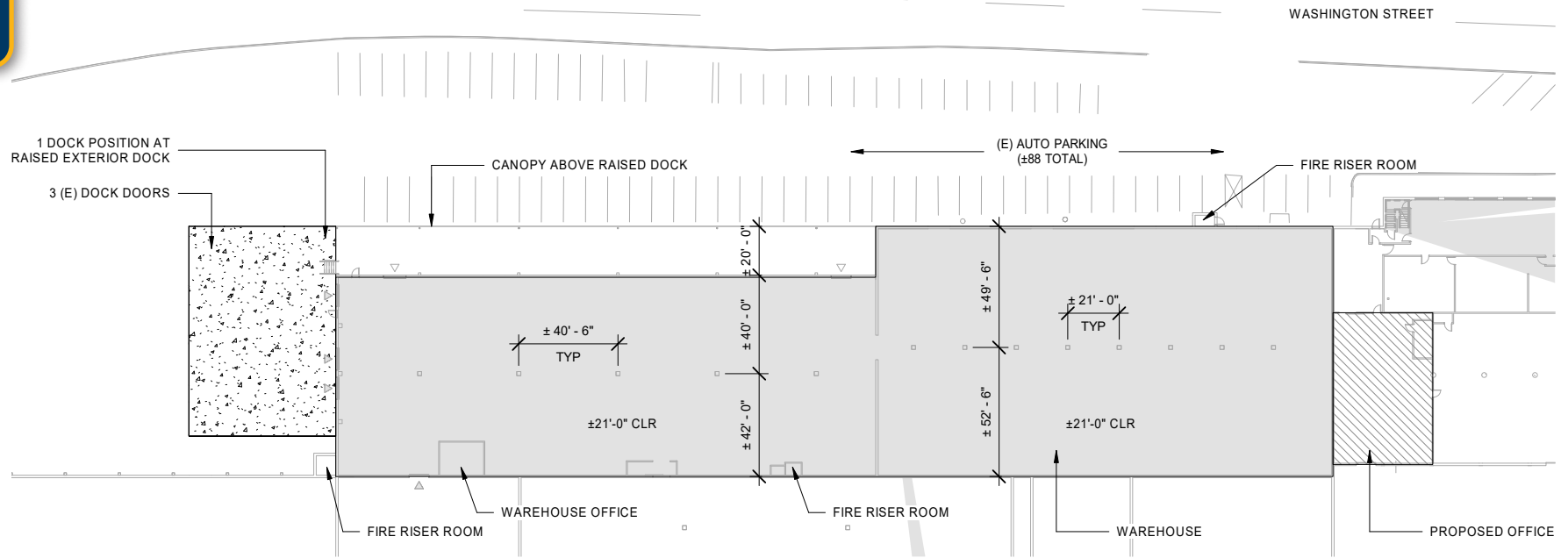
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SANTIUM INDUSTRIAL CENTER



SITE PLAN

TENANT 1 (LEASED)



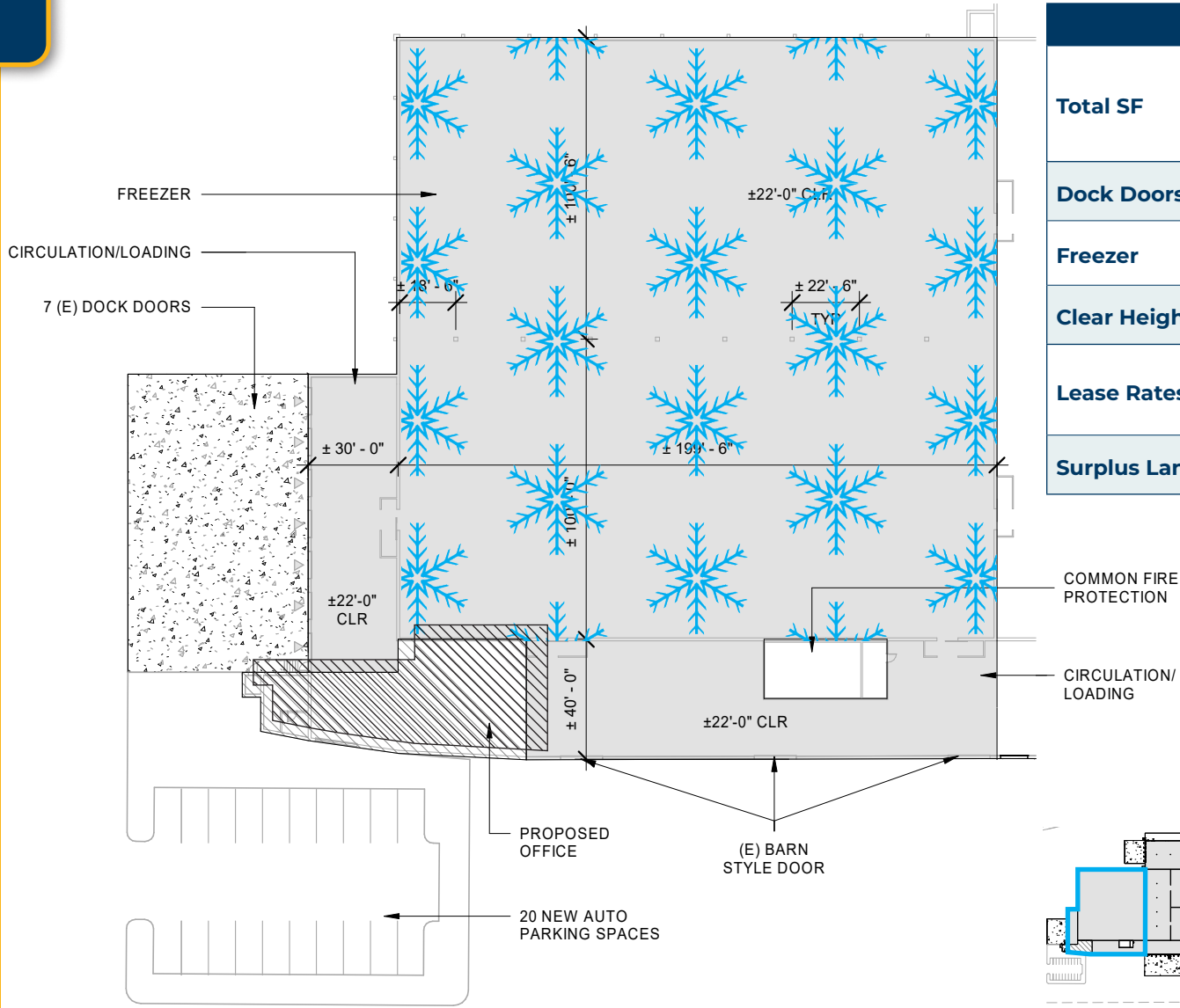
| PROPERTY DETAILS | |
|------------------|-------------------------------------|
| Total SF | 44,137 SF *Office: Build-to-Suit |
| Dock Doors | Yes |
| Grade Doors | Yes |



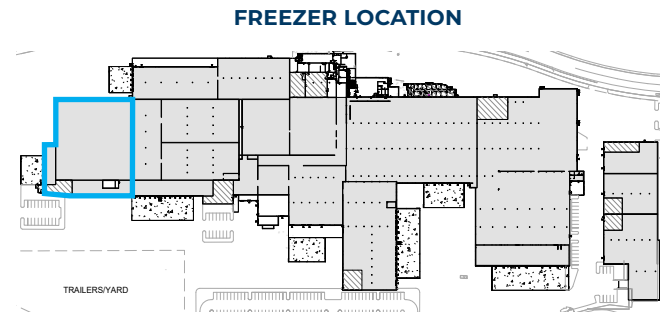


FLOOR PLAN

TENANT 2 (FREEZER SPACE)



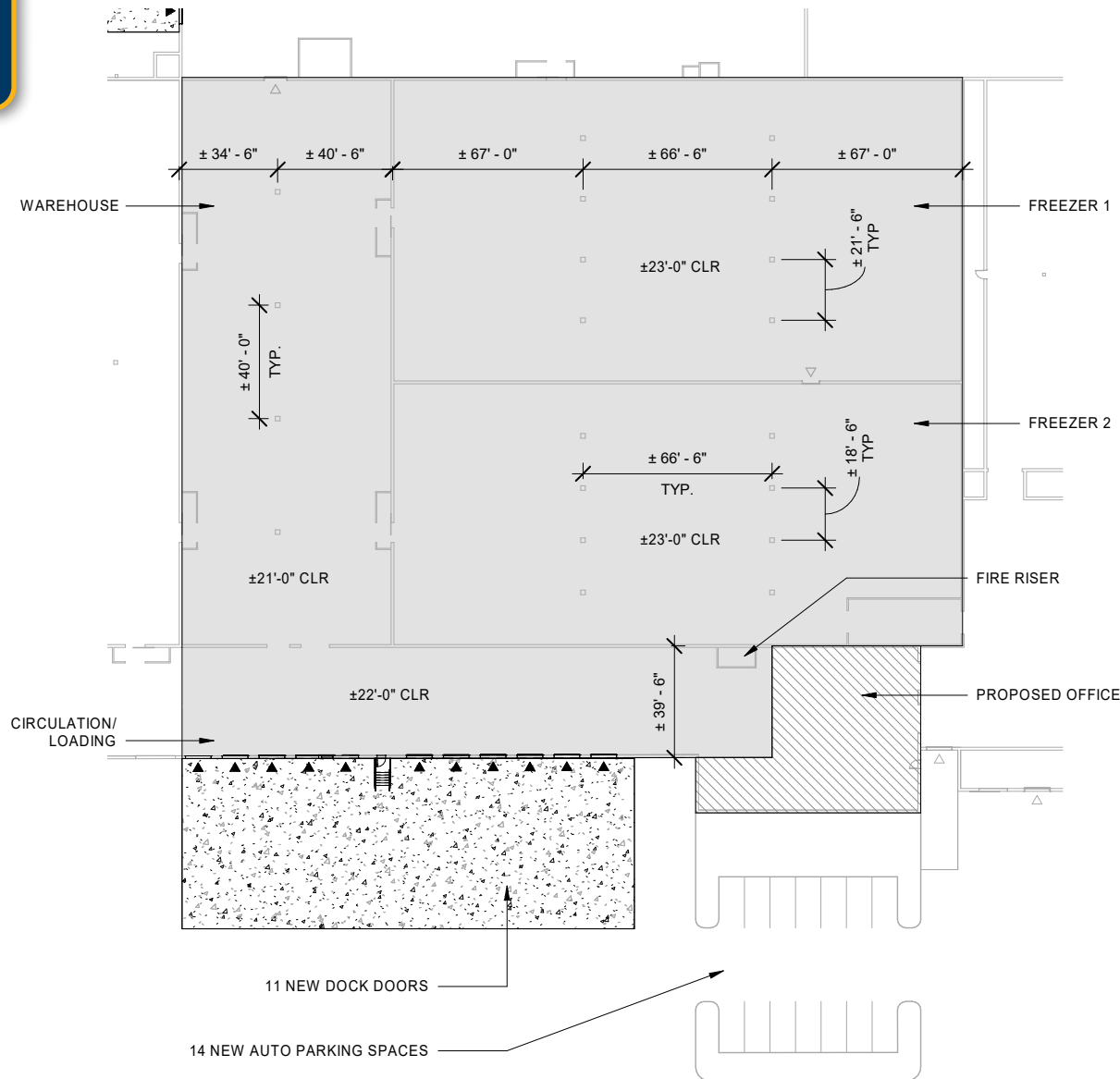
| PROPERTY DETAILS | |
|---------------------|---|
| Total SF | Freezer Space: 39,931 SF Ambient Warehouse Space: 8,406 SF Proposed Office (BTS): 2,795 SF Space Total: 51,133 SF |
| Dock Doors | 7 (Seven) Doors |
| Freezer | Freezer (-10°F) Ammonia System |
| Clear Height | 22' |
| Lease Rates | <ul style="list-style-type: none"> Ambient: \$0.55/SF Freezer: \$1.20/SF Office: \$1.40/SF |
| Surplus Land | 1-5 Acres Available |





SITE PLAN

TENANT 3

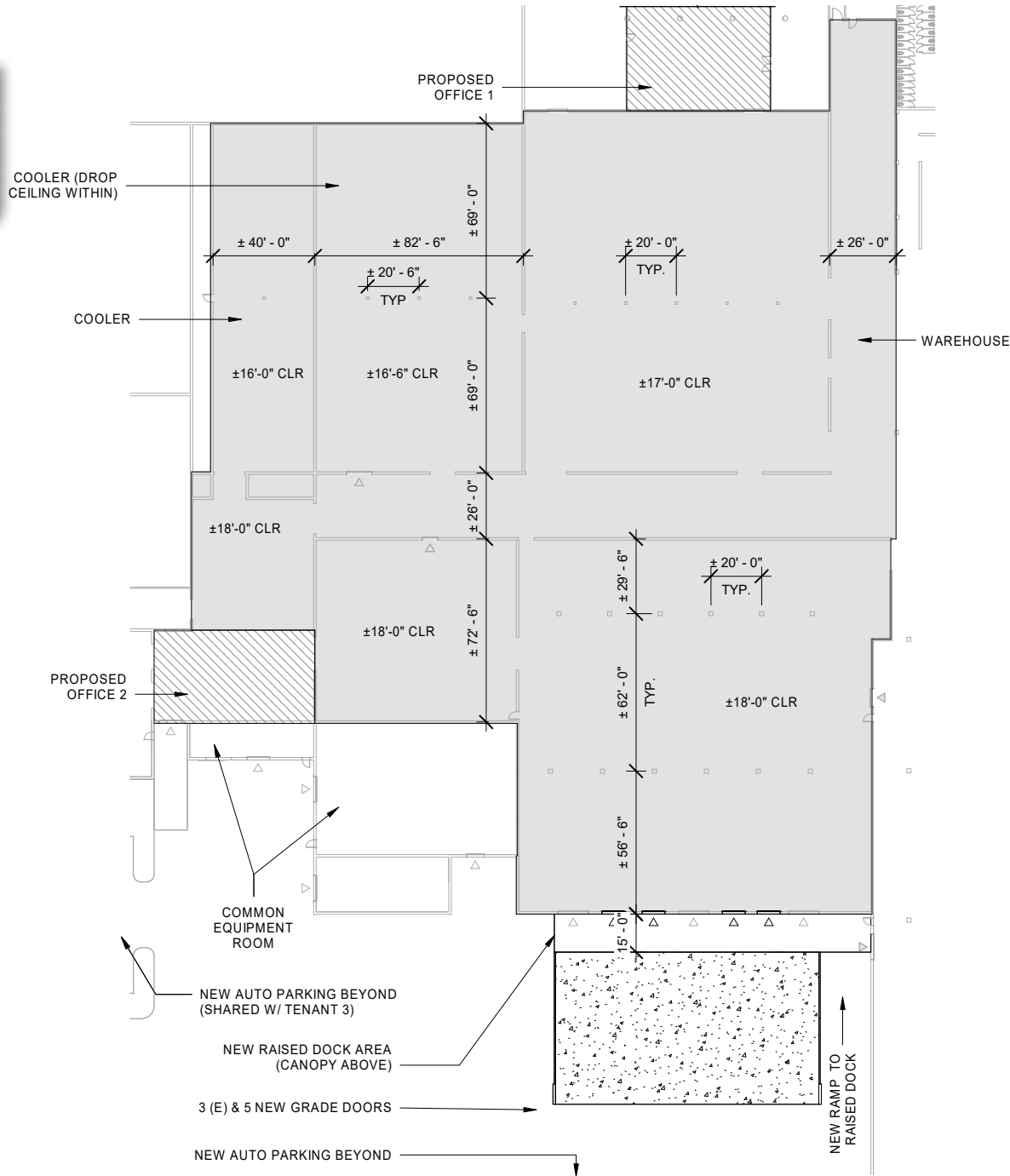


| PROPERTY DETAILS | |
|-----------------------|-------------------------------------|
| Total SF | 67,098 SF *Office: Build-to-Suit |
| Dock Doors | Yes |
| Grade Doors | Yes |
| Freezer/Cooler | Freezer |





SITE PLAN



TENANT 4

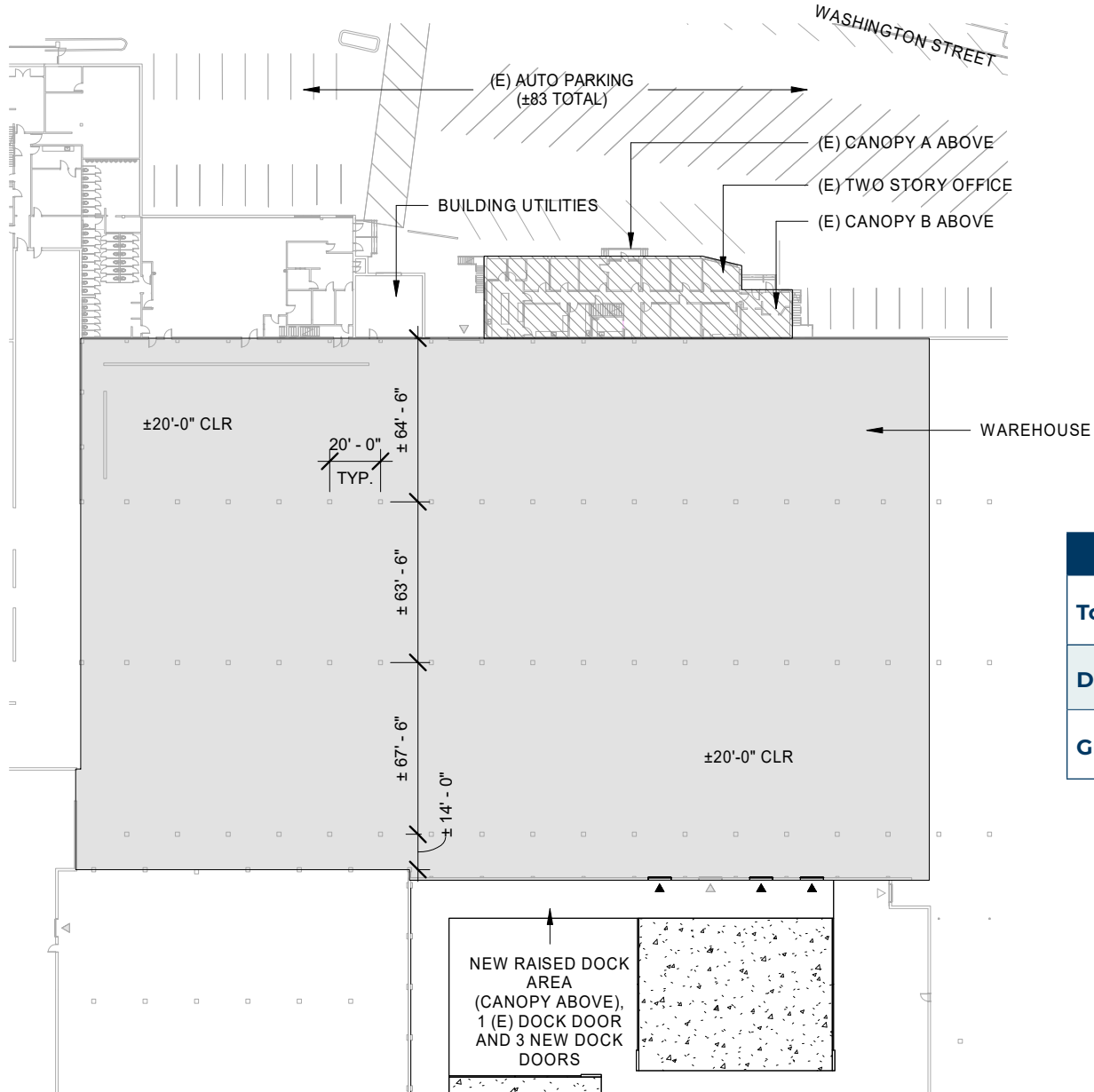
| PROPERTY DETAILS | |
|------------------|-------------------------------------|
| Total SF | 82,430 SF *Office: Build-to-Suit |
| Dock Doors | Yes |
| Grade Doors | Yes |
| Freezer/Cooler | Refrigerated |





SITE PLAN

TENANT 5

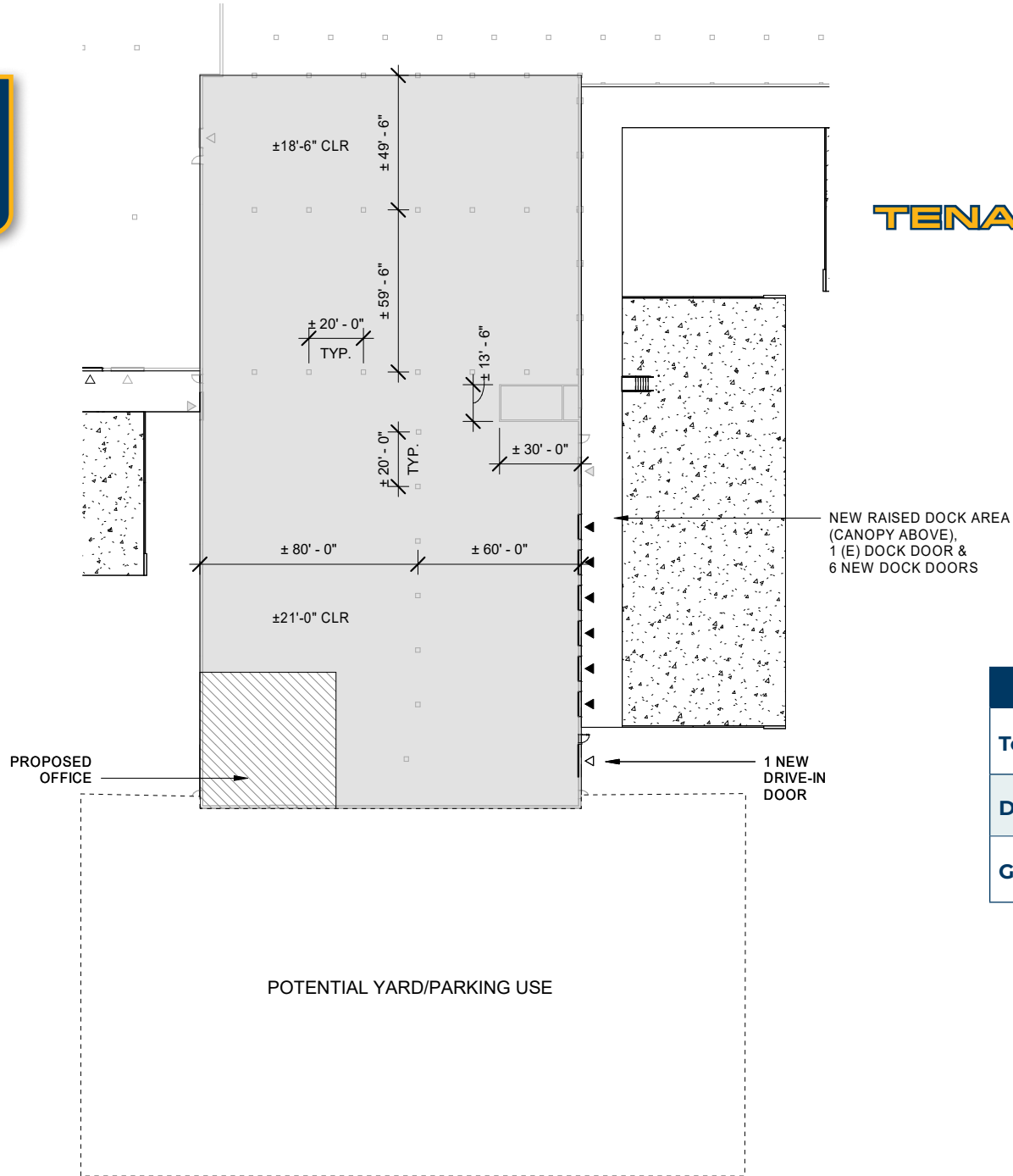


| PROPERTY DETAILS | |
|------------------|--------------------------------|
| Total SF | 81,398 SF *Office: 9,807 SF |
| Dock Doors | Yes |
| Grade Doors | Yes |





SITE PLAN



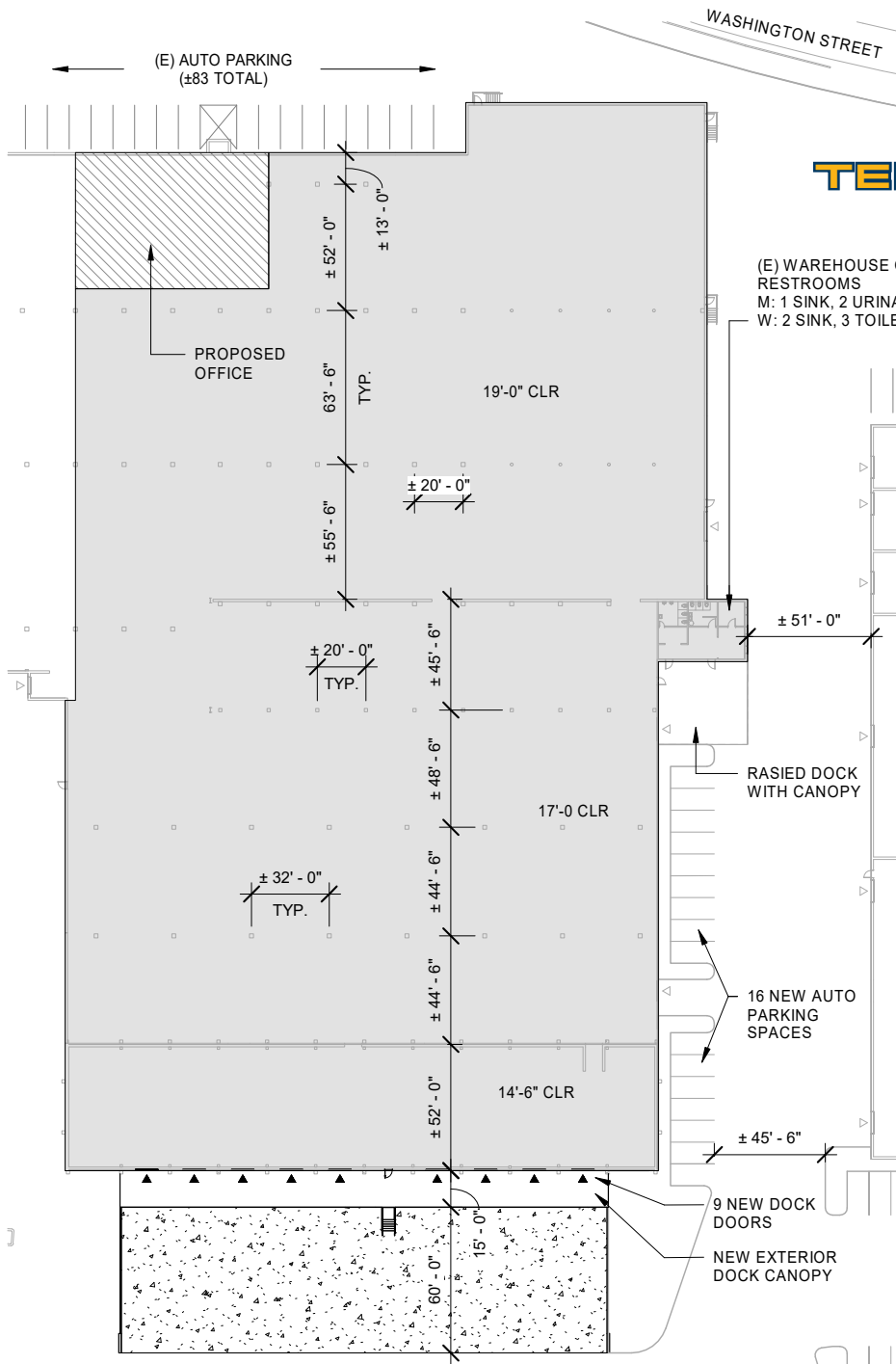
TENANT 6

| PROPERTY DETAILS | |
|--------------------|-------------------------------------|
| Total SF | 41,022 SF *Office: Build-to-Suit |
| Dock Doors | Yes |
| Grade Doors | Yes |





SITE PLAN



| PROPERTY DETAILS | |
|------------------|--------------------------------------|
| Total SF | 112,661 SF *Office: Build-to-Suit |
| Dock Doors | Yes |
| Grade Doors | Yes |
| Freezer/Cooler | Freezer |

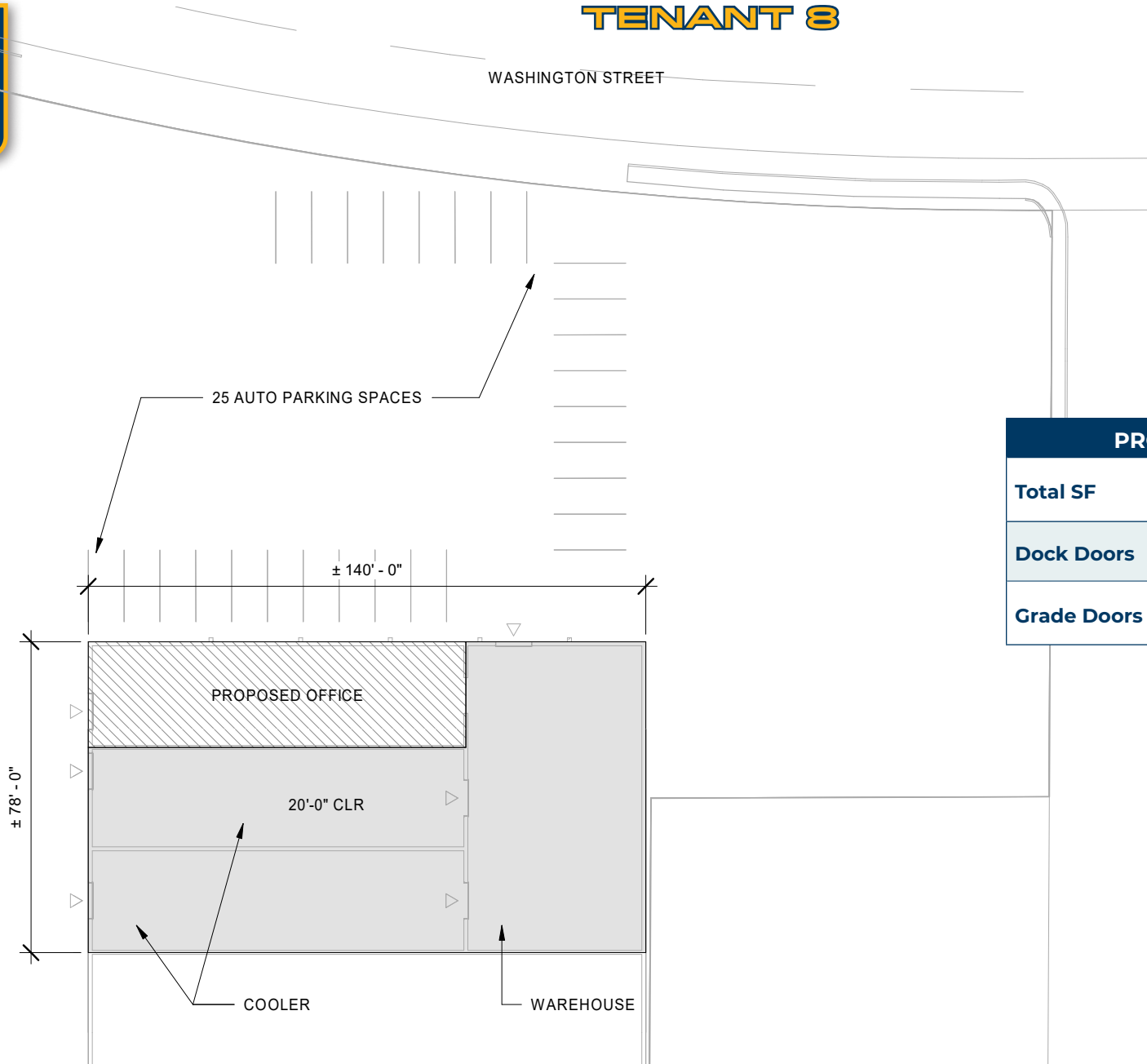




SITE PLAN

TENANT 8

WASHINGTON STREET



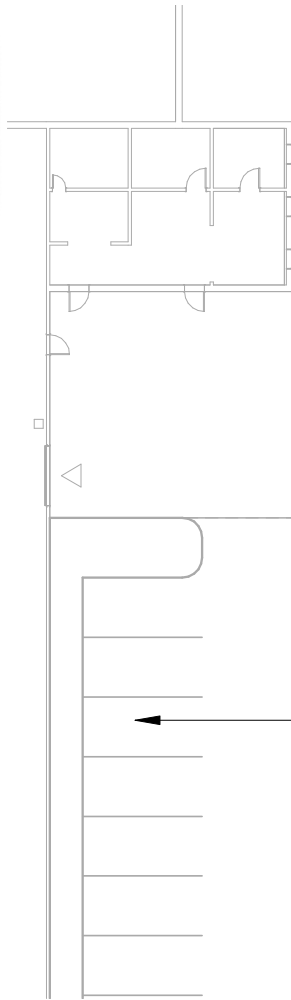
PROPERTY DETAILS

| | |
|--------------------|-------------------------------------|
| Total SF | 10,925 SF *Office: Build-to-Suit |
| Dock Doors | No |
| Grade Doors | Yes |



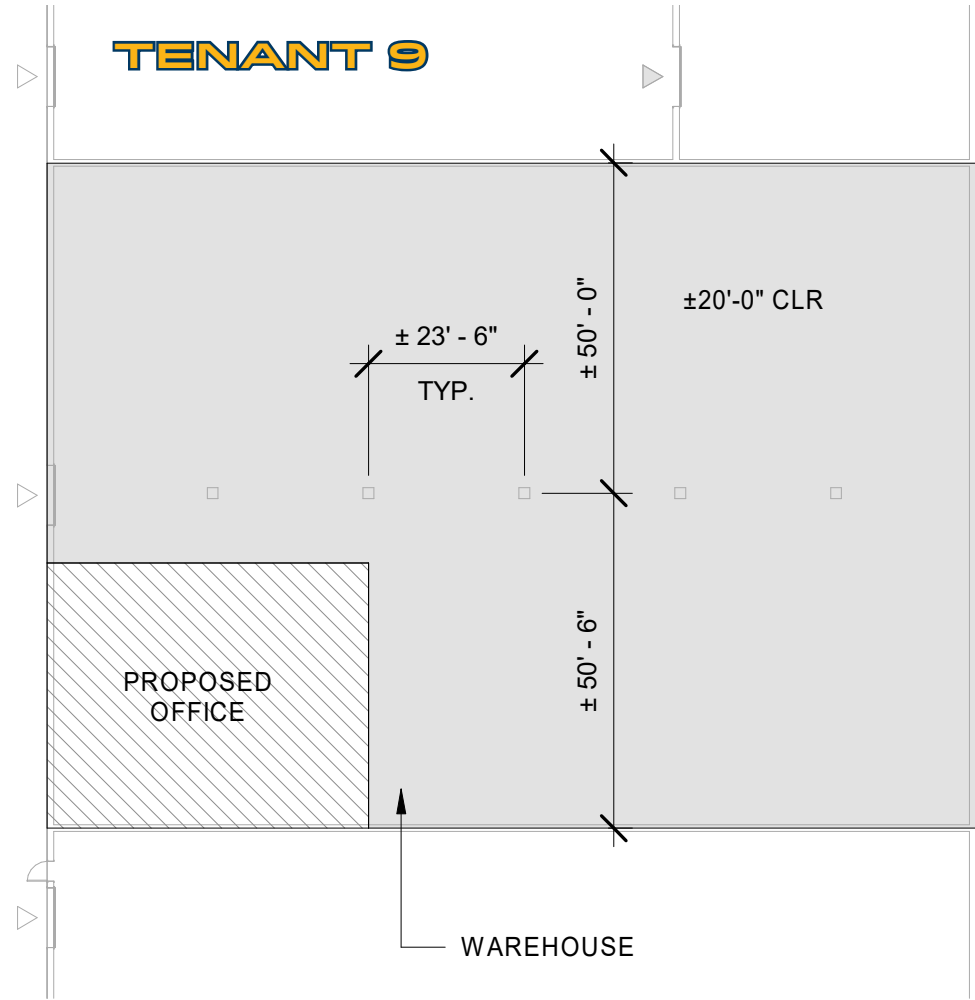


SITE PLAN



← SHARED PARKING

TENANT 9

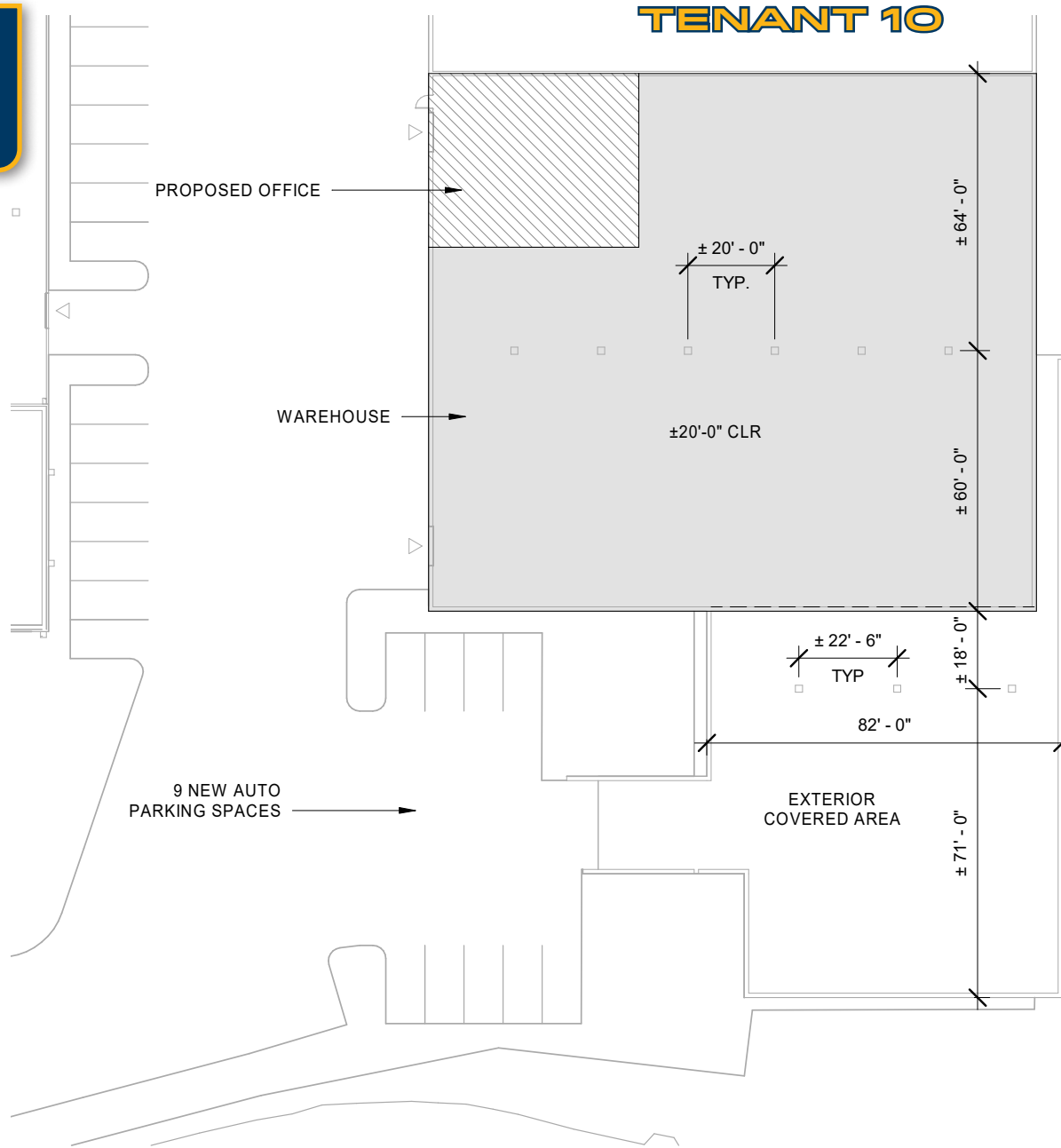


| PROPERTY DETAILS | |
|------------------|-------------------------------------|
| Total SF | 14,049 SF *Office: Build-to-Suit |
| Dock Doors | No |
| Grade Doors | Yes |





SITE PLAN



| PROPERTY DETAILS | |
|------------------|-------------------------------------|
| Total SF | 23,453 SF *Office: Build-to-Suit |
| Dock Doors | No |
| Grade Doors | Yes |

