

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](http://i5logisticscenter.com)



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



I-5 LOGISTICS CENTER™



# Location Aerial



**WinCo  
FOODS**  
Distribution Center

**108 Acres  
Shovel Ready  
Industrial Land**

## 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

[i5logisticscenter.com](http://i5logisticscenter.com)  
[kiddermathews.com](http://kiddermathews.com)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

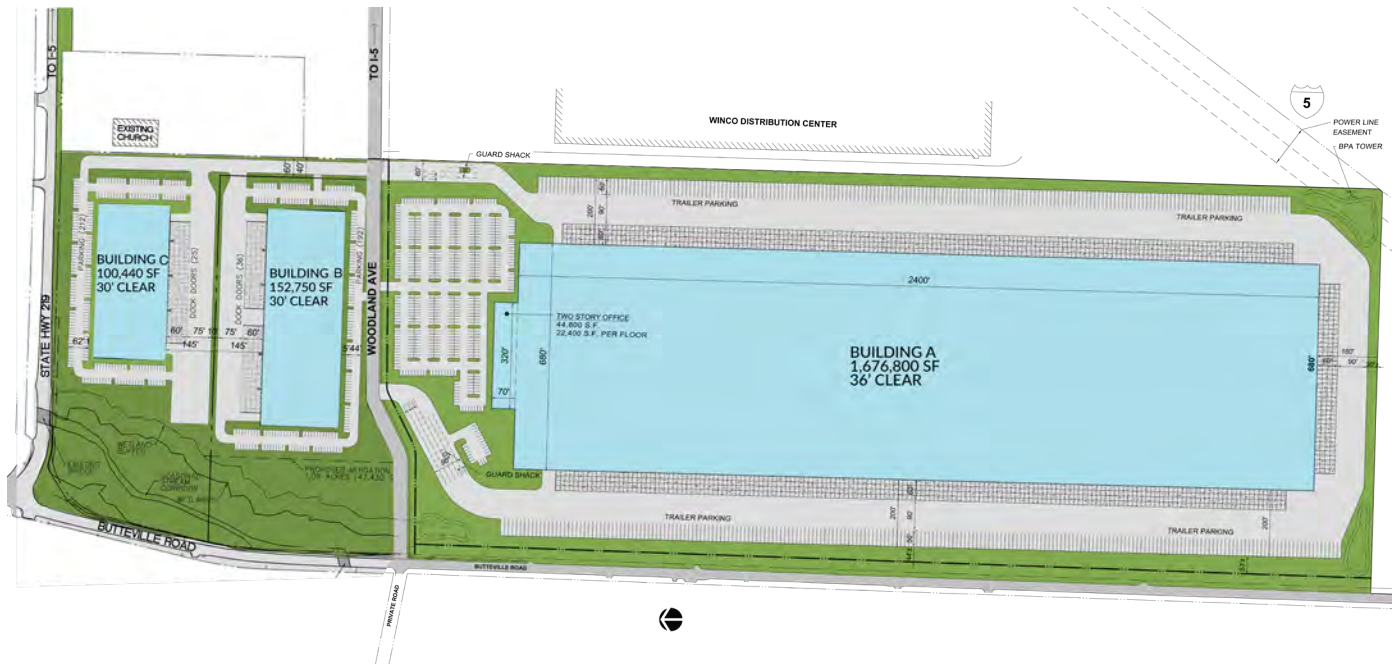




I-5 LOGISTICS CENTER™



# 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

## 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

i5logisticscenter.com  
kiddermathews.com

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

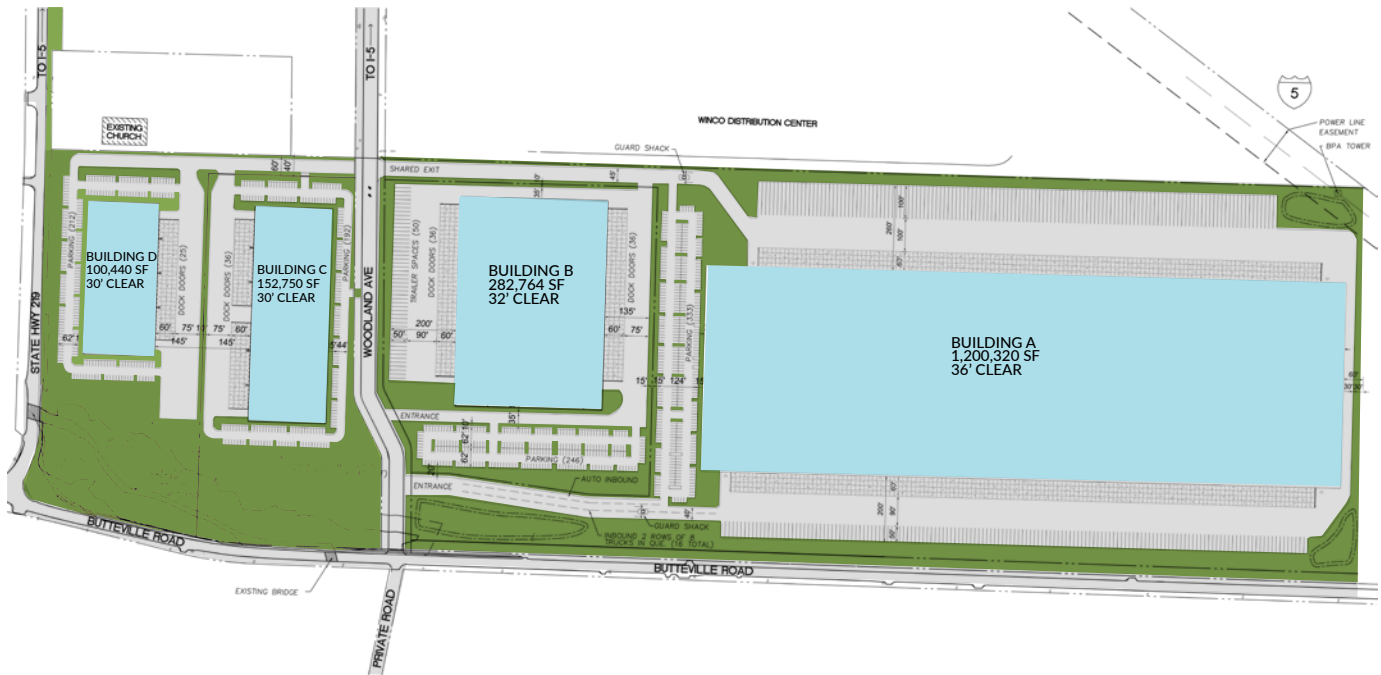




I-5 LOGISTICS CENTER™



# 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

## 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

i5logisticscenter.com  
kiddermathews.com

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

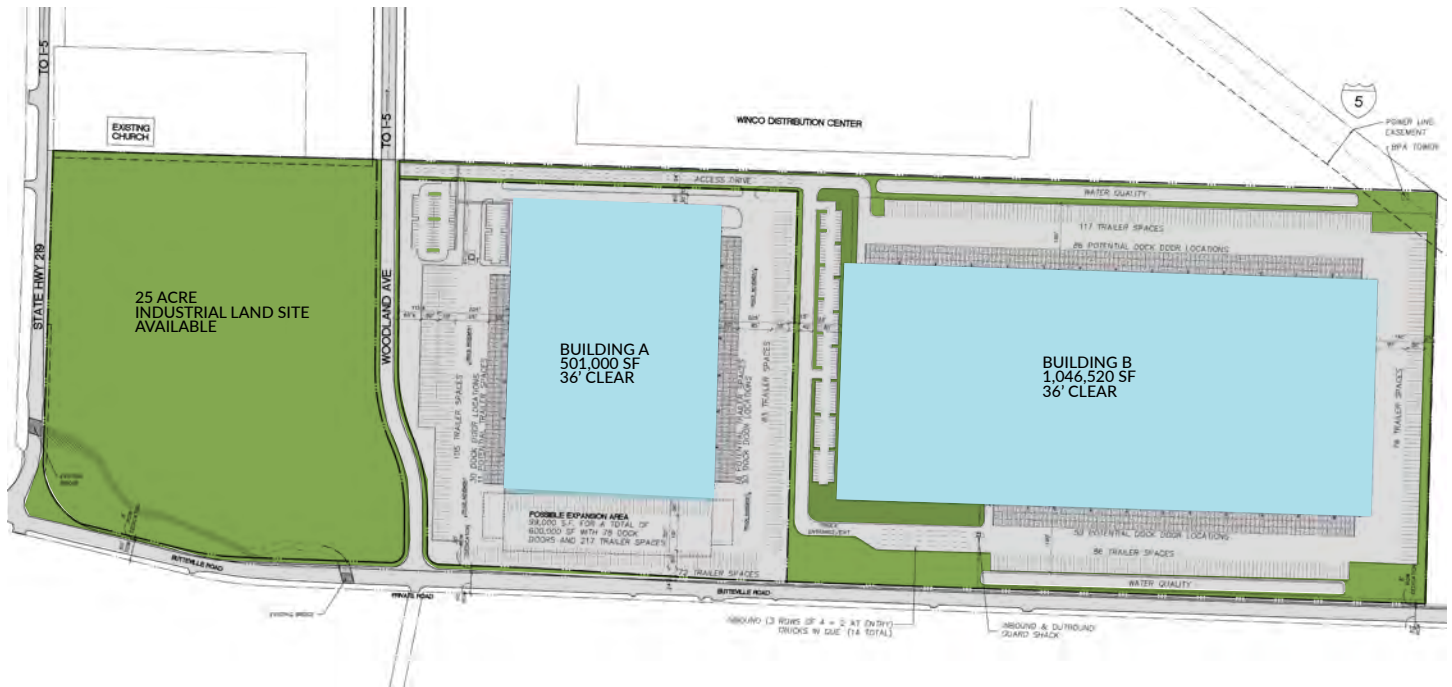




I-5 LOGISTICS CENTER™



# 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

## 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

i5logisticscenter.com  
kiddermathews.com

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



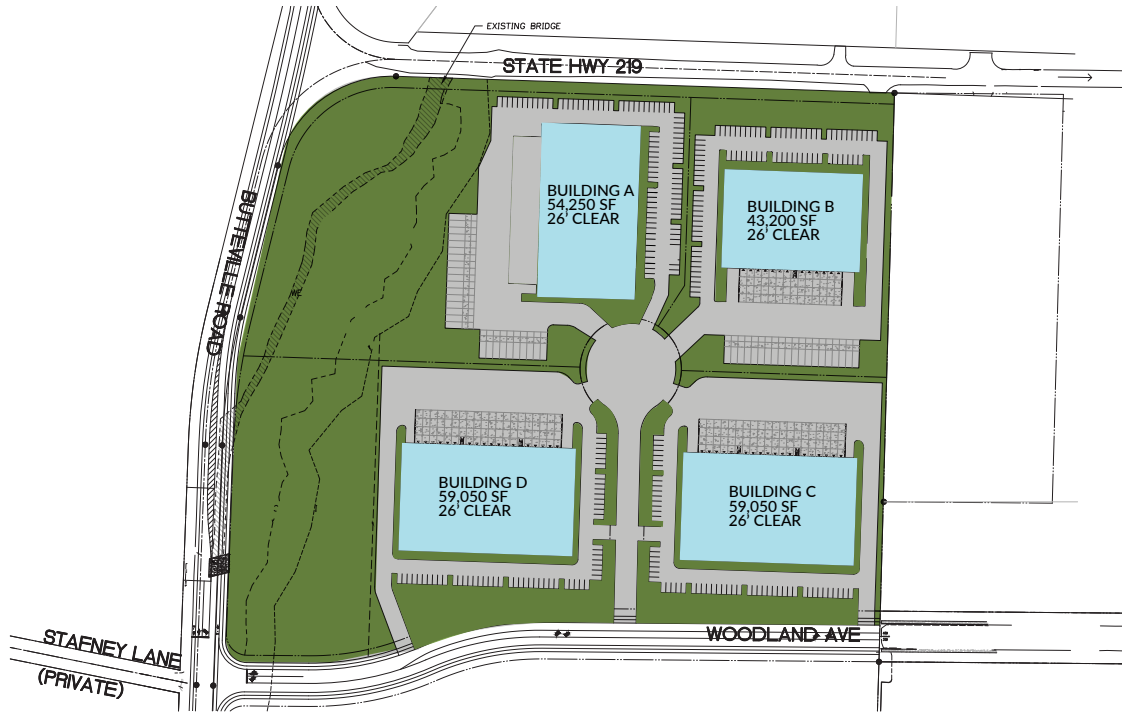


I-5 LOGISTICS CENTER™



# 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

## 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

i5logisticscenter.com  
kiddermathews.com

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.





I-5 LOGISTICS CENTER™



# Location

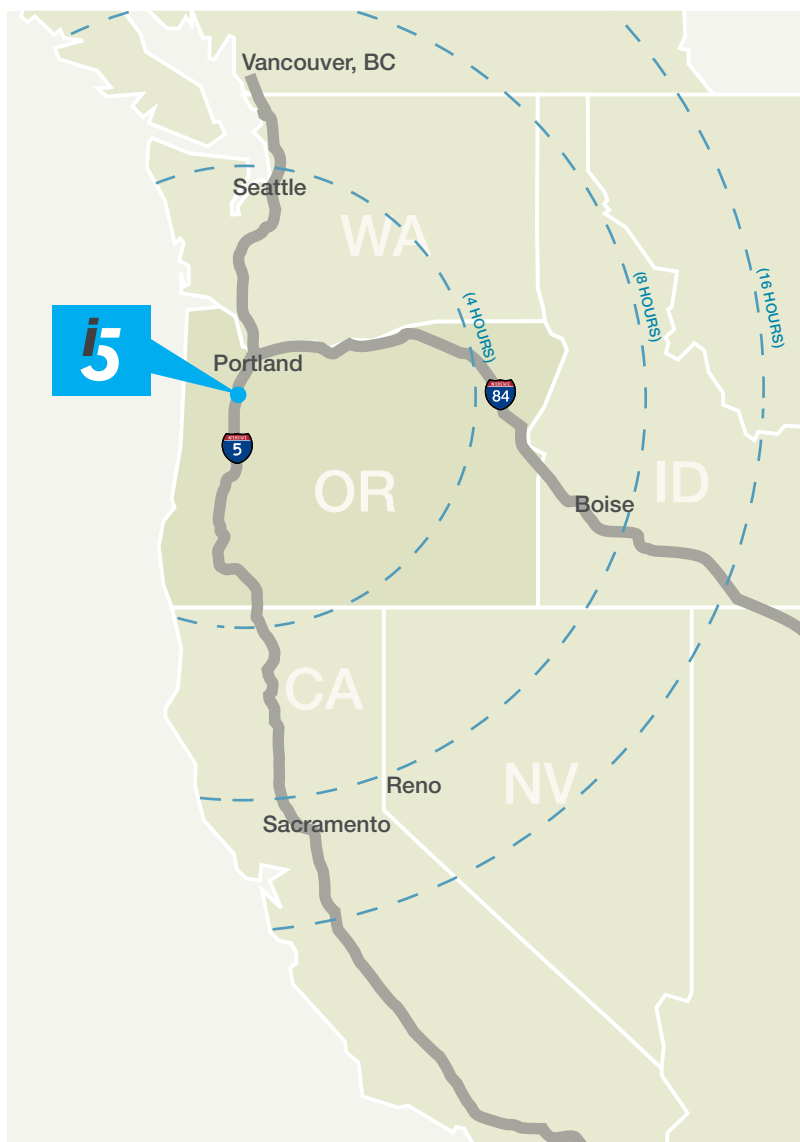
## Your Pacific Northwest Hub.

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



## 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

[i5logisticscenter.com](http://i5logisticscenter.com)  
[kiddermathews.com](http://kiddermathews.com)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

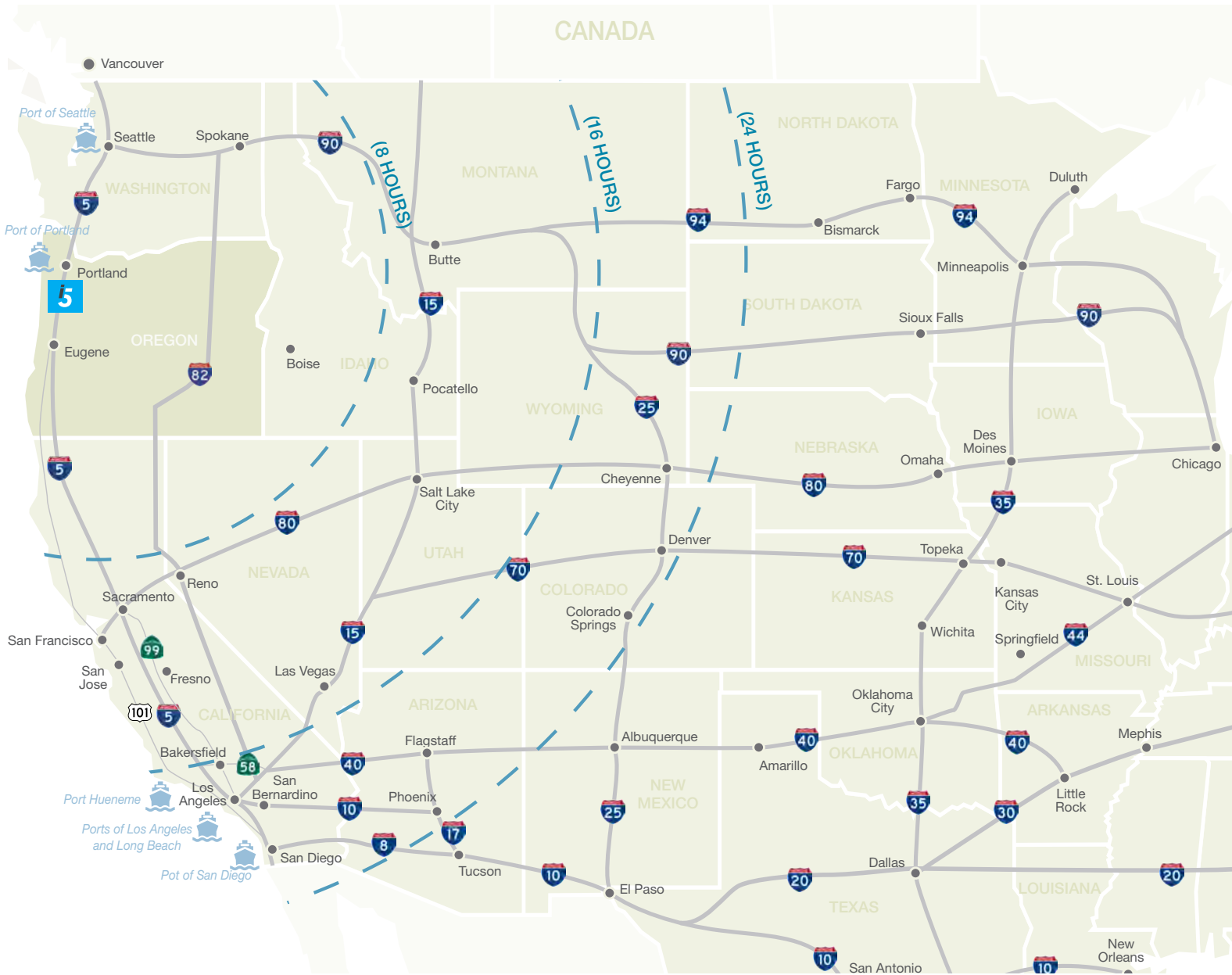




I-5 LOGISTICS CENTER™



# Distribution Times



## 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

[i5logisticscenter.com](http://i5logisticscenter.com)  
[kiddermathews.com](http://kiddermathews.com)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

