



## SITE INFORMATION

**VACANT, FLAT, 2 TO 13-ACRE LOTS. PHASED, CONCURRENT PERMITTING; GRADING IN 7 DAYS; PERMITS IN 90 DAYS. CITY READY TO CONSTRUCT SECOND PHASE OF INTERNAL ROADWAY WHEN DEVELOPMENT OCCURS. \$126,324 - \$148,104/PER ACRE.**

### SITE BOUNDARIES:

North: Culver Dr SE  
South: Gaffin Rd SE

**OWNERSHIP:** City of Salem

**JURISDICTION:** City of Salem

### SIZE

**TOTAL ACRES/SQUARE METERS:**  
29.51 acres (0.12 km<sup>2</sup>) available in total. Lot configurations from 2 to 13 acres.

### ZONING

Industrial Business Campus (IBC), Sites zoned for flex-space, manufacturing, warehousing and distribution, technology, and corporate offices, in a spacious, planned environment.

### ACCESS

Distance to Interstate 5:  
3 mi./less than 5 min.  
Distance to Salem Airport:  
5 mi./less than 10 min.  
Distance to Portland International Airport:  
58 mi./75 min.

## UTILITY SPECIFICATIONS

**WATER:** City of Salem: 2 mgd, 20 inch and 16 inch pipes.

**SEWER:** City of Salem: 2 mgd, 12 inch pipes.

**ELECTRICITY:** Portland General Electric substations: 13 KV and 115 KV lines nearby.

**NATURAL GAS:** Available.

**TELECOM/BROADBAND:** Four data providers with fiber in the area. Speeds between a gigabyte and terabyte.



**"The City's permitting and plan review process was key to allowing us to break ground on this project in the time that we did. We work in many communities across the region and from experience can say that Salem's customer service, timelines, and expedited and current permitting, are all some of the best that we've experienced."**  
 - Chris Gregg, Perlo Senior Project Manager

## SITE READINESS

### ZONING AND COVENANTS:

Industrial Business Campus (IBC)

**SINGLE OWNERSHIP:** City of Salem

### COMPLETED DUE DILIGENCE:

- Archeological
- Environmental
- Master Plan
- Stormwater Management
- Transportation Impact Management
- Wetlands Mitigation
- On Site Substation

### ENVIRONMENTAL ADVANTAGES:

- Abundant water
- Clean air
- Low natural disaster risk

## TIMELINES

City allows for phased, concurrent, and expedited permitting, as well as a dedicated project coordinator to assist the developer with the City's process.

Approval of a grading permit can occur in as little as 7 days; permits in 90 days.

## INCENTIVES

### NO SALES TAX

**SINGLE-SALES FACTOR:** Corporate income tax for companies located in Oregon is assessed only on sales within the state.

**ENTERPRISE ZONE PROPERTY TAX EXEMPTION:** New investment within the Enterprise Zone can receive property tax abatement for three to five years.

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

**WORKFORCE TRAINING GRANTS:** Reimbursement to offset costs incurred for employee training.

**STATE STRATEGIC RESERVE FUND (SRF):** Grant to off-sets costs for expanding business.

**STATE BUSINESS EXPANSION PROGRAM:** Forgivable loan for companies that generate certain number of employees above average wage.

**FOREIGN TRADE ZONE:** Similar to what is known internationally as freetrade zones. Goods and merchandise are not subject to tariffs.

**E-COMMERCE TAX CREDIT:** 25% income tax credit for capital assets used in E-commerce operations.

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

## CONTACT

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