

Gresham Vista Business Park



Site Information

- 180 ACRES
- STATE CERTIFIED SHOVEL READY INDUSTRIAL LAND

SITE BOUNDARIES:
 North: NE Glisan Street
 South: NE Stark Street
 East: NE 242nd Avenue/Hogan Dr.
 West: NE 223rd Avenue

OWNERSHIP: Port of Portland

JURISDICTION: City of Gresham

TOTAL ACRES/SQUARE METERS: Approx. 180 acres/73 hectares (88 contiguous acres/35 hectares on West side)

CITY OF GRESHAM ZONING DESIGNATION
General Industrial

ACCESS:
 Distance to I-84 - 1.5 mi./2.5 km/less than 5 min.
 Distance to I-5 - 13.8 mi./22 km/15 min.
 Distance to I-205 - 7.5 mi./12 km/10 min.
 Distance to [Portland International Airport \(PDX\)](#) - 11.9 mi./20 km/less than 15 min.
 Distance to [Port of Portland](#) - 20 mi./32 km/25 min.

Utility Specifications

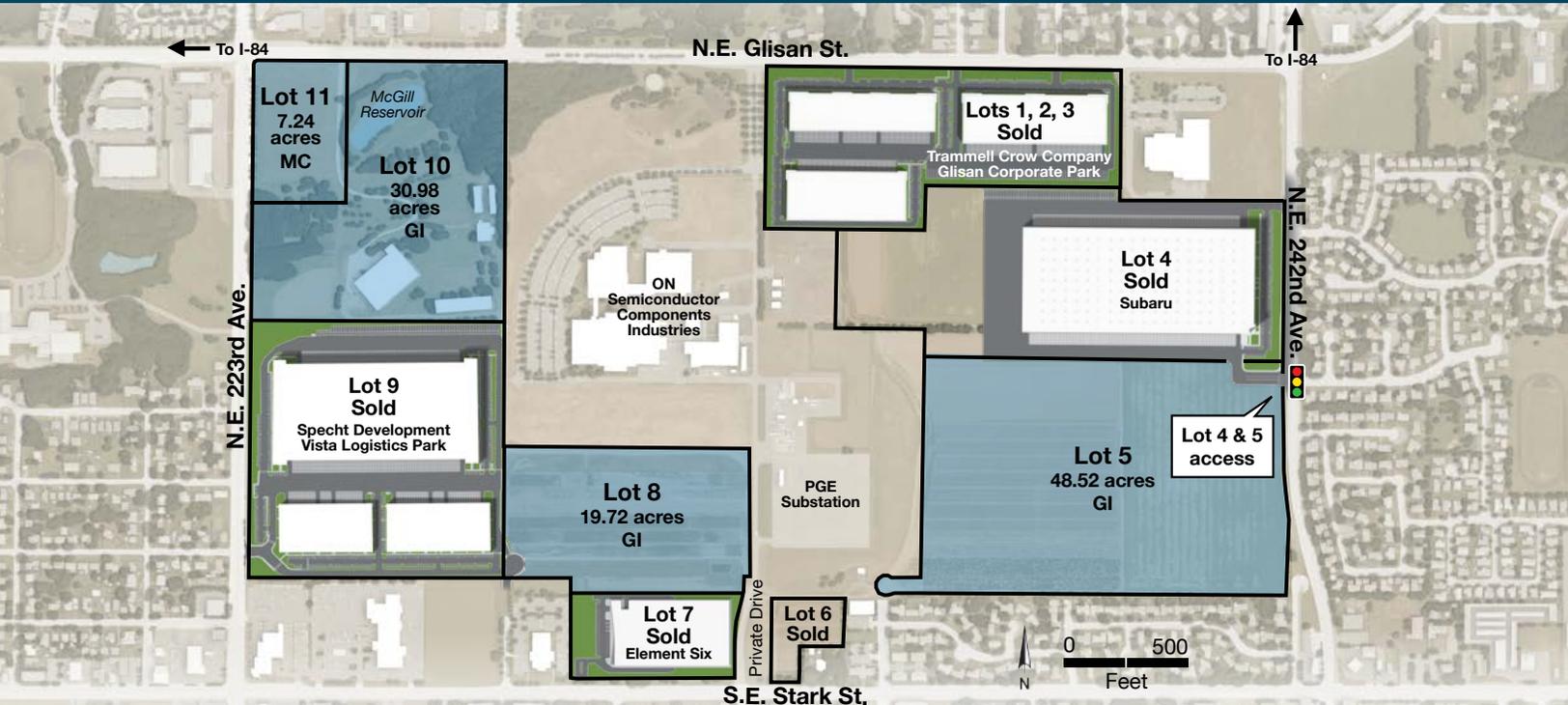
WATER: [City of Gresham Water](#): 12" (30.48 cm) main on 242nd Avenue frontage; 16" (40.64 cm) main on 223rd Street frontage; 18" (45.72 cm) main on Stark Street frontage; System capacity of maximum purchase and groundwater supply: 22 million gallons (83 million Liters)/day; Average daily use of the system: 6.74 gallons (25.5 liters)/day; Peak flow available at the site: 3.5 million gallons (13.2 million liters)/day

SEWER: [City of Gresham Sewer](#): 12" (30.48 cm) main on Glisan Street frontage; 8" (20.32 cm) main on Stark Street frontage; Wastewater treatment plant capacity: 20 million gallons/day; Average daily use of system: 12.8 million gallons/day

ELECTRICITY: [Portland General Electric \(PGE\)](#): 13 KV and 115 KV lines on-site and an on-site substation expandable to several hundred MW

NATURAL GAS: [Northwest Natural Gas](#): 4" and 10" lines (10.16 cm and 25.4 cm) on Stark Street frontage; 2" (5.08 cm) line on Glisan Street frontage

TELECOM/BROADBAND: Providers: [Level 3 Communications](#), [Allstream](#) and [Frontier](#); T1 line size; Reliable enterprise quality telecommunication services



Site Readiness

ZONING AND COVENANTS: [General Industrial](#)

SINGLE OWNERSHIP: Yes, Port of Portland

COMPLETED DUE DILIGENCE:

- [Boundary Survey](#)
- [Topographical Survey](#)
- [Phase 1 Environmental Site Assessment](#)
- [Preliminary Geotechnical Exploration - West](#)
- [Preliminary Geotechnical Exploration - East](#)
- [Wetlands Delineation](#). Additional Due Diligence is available upon request through the Port of Portland

SITE ADVANTAGES:

- Ready-to-develop sites with fast-track city permitting
- Excellent freeway access to two interstates
- Redundant, high quality electric power infrastructure

Costs

COST: \$8.00/sf; \$348,480/acre

TAXES: Multnomah County Total Property Tax Rate: \$16.4198/\$1,000 of taxable assessed value; Levy Code Area: 026

DEVELOPMENT FEES: Average permit and system development charges for a building shell are approximately \$1.00/sf or \$11.00/square meter

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 in an enterprise zone can receive property tax abatement for up to five years.

EXPEDITED PERMITTING BY CITY OF GRESHAM: City of Gresham guarantees land use review and decision within 66 days or less for industrial projects.

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

RAPID RESPONSE APPROACH: Gresham provides a team of experts to monitor projects throughout the permitting process from initial project conception through to occupancy.

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

STATE STRATEGIC RESERVE FUND (SRF): This forgivable loan 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 free-trade zones. Goods and merchandise are not subject to tariffs.