

PACTRUST

3345 Aumsville Hwy SE
Salem, OR 97317

49,137
Sq. Ft.
(Divisible)
Available
For Lease

New Construction //
Industrial/Warehouse

BUILDING 2 //

Mill Creek Corporate Center I



Key Features

Site Acreage:	25.91 acres
Shell:	10,500 - 49,137 sq. ft.
Office:	1,208 sq. ft.
Dock Doors:	11
Grade Doors:	4
Clear Height:	24'
Column Spacing:	45' x 37'-6" typ.
Zoning:	Employment Center (EC) Flex-space, manufacturing, warehousing, and offices within a master planned environment.
Business Incentives:	Enterprise Zone Tax Exemption E-Commerce Zone Urban Renewal Grants & Loans
<i>Click to learn how your business may qualify</i>	
Lease Rate (NNN):	\$0.85/sq. ft. shell \$1.30/sq. ft. office



New construction



**1200 amps,
277/480v, 3 phase**



**ESFR
sprinklers**



**±2 miles from the
I-5 /Highway 22
interchange**

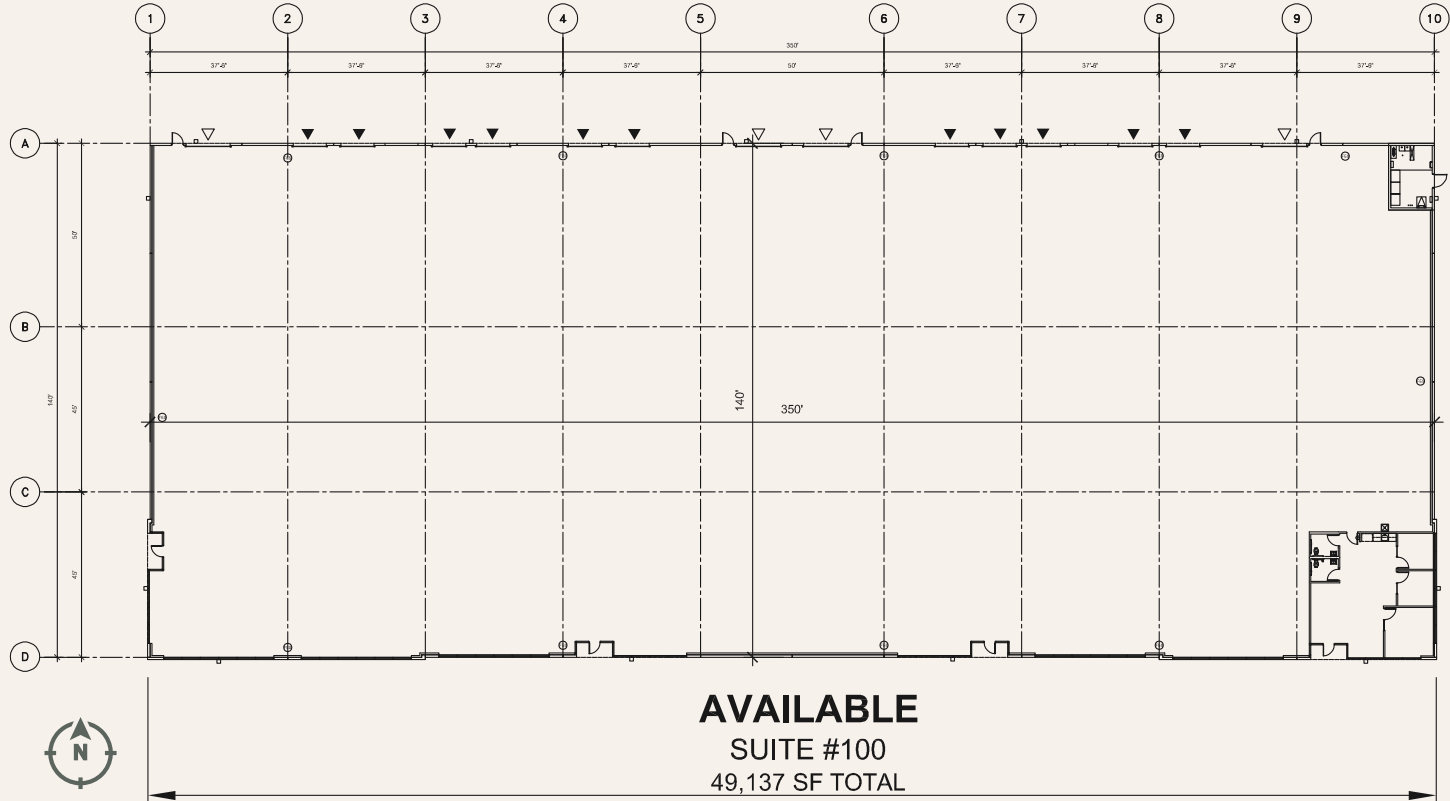


**Favorable
Operating
Expenses**

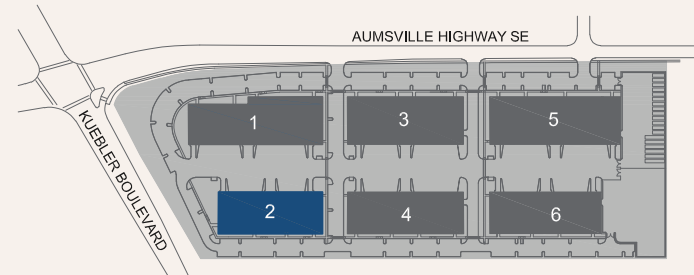


Floor Plan

10,500 -
49,137
Sq. Ft.



- ▲ Dock Access
- △ Grade Access





±2 MILES FROM I-5



MILL CREEK CORPORATE CENTER I Building 2



Leasing Contacts

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Owned & Managed by
PACTRUST