

PACTRUST

4688 Truax Drive SE
Salem, OR 97317

200,134
Sq. Ft.
(Divisible)
Available
For Lease

New Construction //
Industrial/Warehouse

BUILDING 7 //

Mill Creek Corporate Center II



Key Features

Site Acreage:	24.59 acres
Shell:	200,134 sq. ft. (divisible)
Office:	2,406 sq. ft.
Dock Doors:	28
Grade Doors:	6
Clear Height:	32'
Column Spacing:	50' x 50'
Trailer Stalls:	11
Zoning:	Employment Center (EC) Flex-space, manufacturing, warehousing, and offices within a master planned environment.
Business Incentives:	Favorable Net Expenses Enterprise Zone Tax Exemption E-Commerce Zone Urban Renewal Grants & Loans
<i>Click to learn how your business may qualify</i>	
Lease Rate (NNN):	\$0.80/sq. ft. shell \$1.30/sq. ft. office



**New
construction**



**Metal
roof deck**



**2000 amp/277/480V
3 phase**



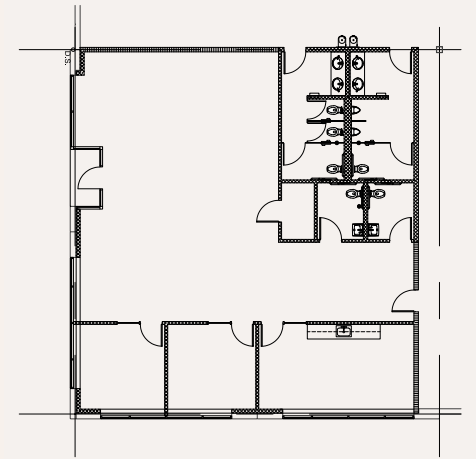
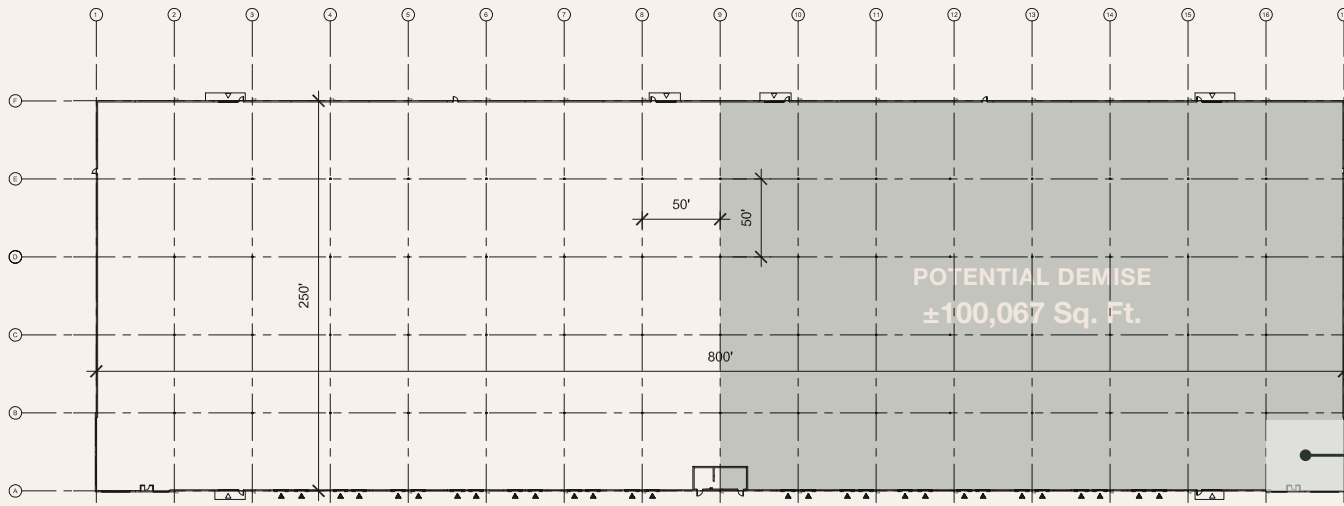
ESFR sprinklers



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

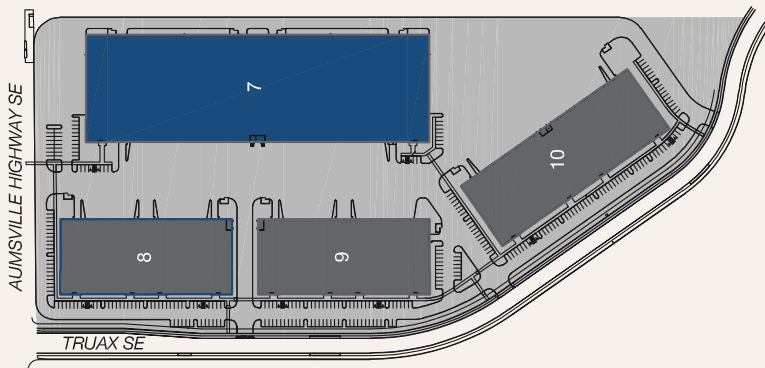


Floor Plan



Office
2,406 Sq. Ft.

OFFICE PLAN
SCALE: 1/8" = 1'-0"



- ▲ Dock Access
- △ Grade Access



200,134 Sq. Ft.
(Divisible)



Leasing Contacts

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Owned & Managed by
PACTRUST