

PACTRUST

Salem, OR 97317

49,137
Sq. Ft.
Available
For Lease

Land/Development -
Industrial/Warehouse

BUILDING 2 //

Mill Creek Corporate Center



Mill Creek Corporate Center I
Building 2

Key Features

Site Acreage: 25.91 acres

Shell: 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

[Click to learn how your
business may qualify](#)

Lease Rate \$0.85/sq. ft. shell
(NNN): \$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

3345 Aumsville Hwy SE, Suite 100
Salem, OR 97317

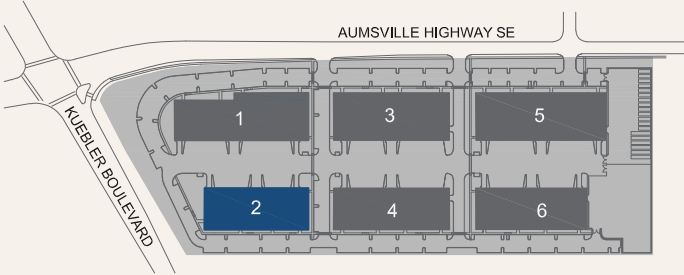


Floor Plan

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
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