

**PACTRUST**

4688 Truax Drive SE  
Suite 190  
Salem, OR 97317

100,067  
Sq. Ft.  
Available  
For Lease

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New Construction //  
Industrial/Warehouse

BUILDING 7 //

# Mill Creek Corporate Center II



Mill Creek Corporate Center II  
Building 7 - Suite 190

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Suite 190  
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# Key Features

|                         |                                                                                                                                                                                       |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Shell:                  | 100,067 sq. ft.                                                                                                                                                                       |
| Office:                 | 2,567 sq. ft.                                                                                                                                                                         |
| Dock Doors:             | 14                                                                                                                                                                                    |
| Grade Doors:            | 3                                                                                                                                                                                     |
| Clear Height:           | 32'                                                                                                                                                                                   |
| Column Spacing:         | 50' x 50'                                                                                                                                                                             |
| Zoning:                 | <b>Employment Center (EC)</b><br>Flex-space, manufacturing,<br>warehousing, and offices within a<br>master planned environment.                                                       |
| Business<br>Incentives: | <ul style="list-style-type: none"><li>- Favorable Net Expenses</li><li>- Enterprise Zone Tax Exemption</li><li>- E-Commerce Zone</li><li>- Urban Renewal Grants &amp; Loans</li></ul> |
| Lease Rate<br>(NNN):    | \$0.85/sq. ft. shell<br>\$1.30/sq. ft. office                                                                                                                                         |



New  
construction



Metal  
roof deck



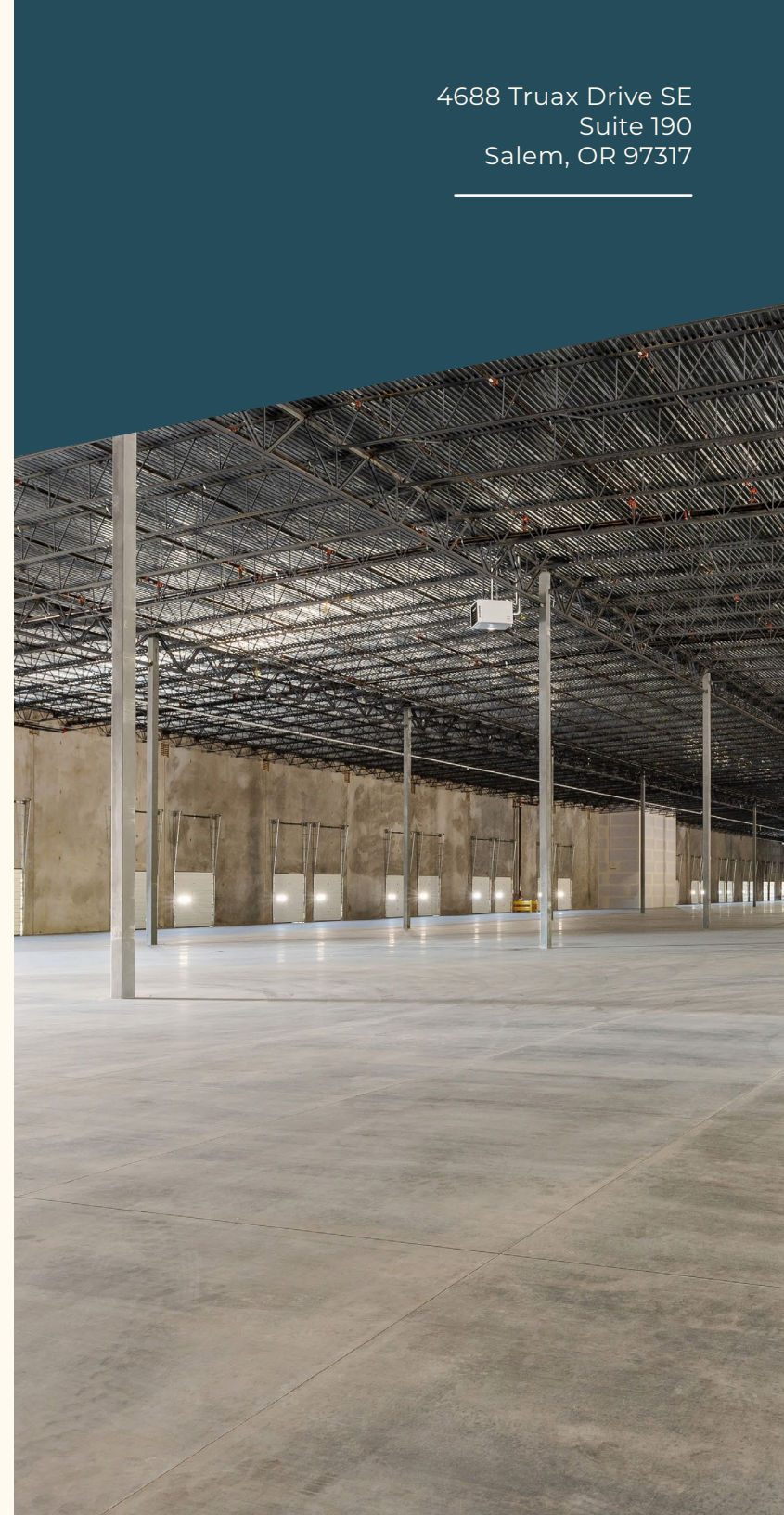
800 amp/277/480V  
3 phase



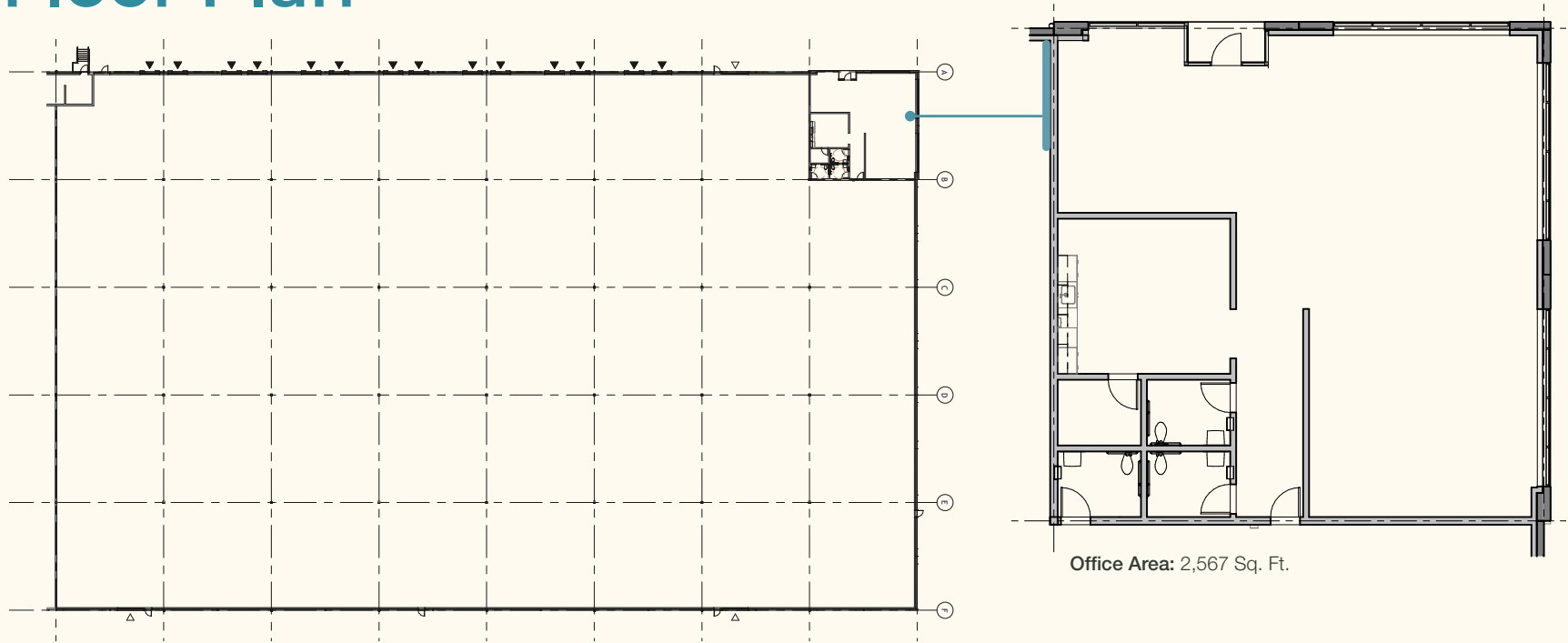
ESFR sprinklers



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

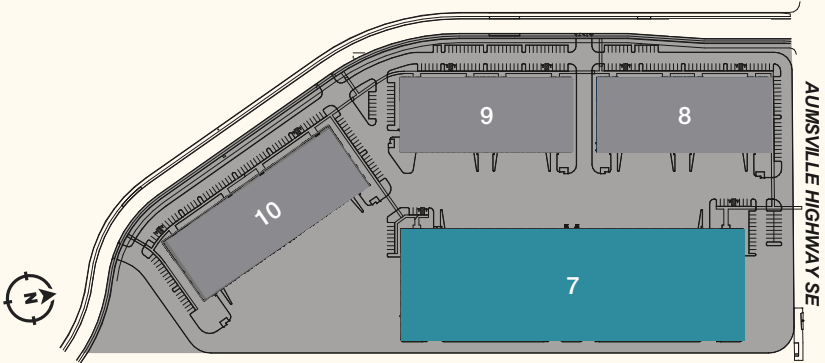


# Floor Plan



100,067 Sq. Ft.

- ▲ Dock Access
- △ Grade Access





## Leasing Contacts

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Owned & Managed by  
**PACTRUST**