

PACTRUST

4668 Truax Drive SE
Suite 190
Salem, OR 97317

25,863
Sq. Ft.
Available
For Lease

New Construction //
Industrial/Warehouse

BUILDING 10 //

Mill Creek Corporate Center II



Mill Creek Corporate Center II
Building 10

4668 Truax Drive SE, Suite 190
Salem, OR 97317

Key Features

Site Acreage:	24.59 acres
Shell:	25,863 sq. ft.
Office:	1,298 sq. ft.
Dock Doors:	5
Grade Doors:	1
Clear Height:	30'
Column Spacing:	50' x 57'-6" typ.
Trailer Stalls:	11
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 (NNN):	\$0.85/sq. ft. shell \$1.30/sq. ft. office



New
construction



200 amps (ability for
additional 200 amps)



ESFR
sprinklers



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

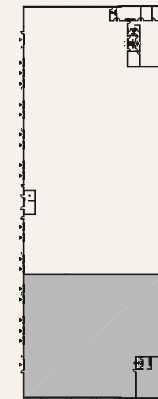
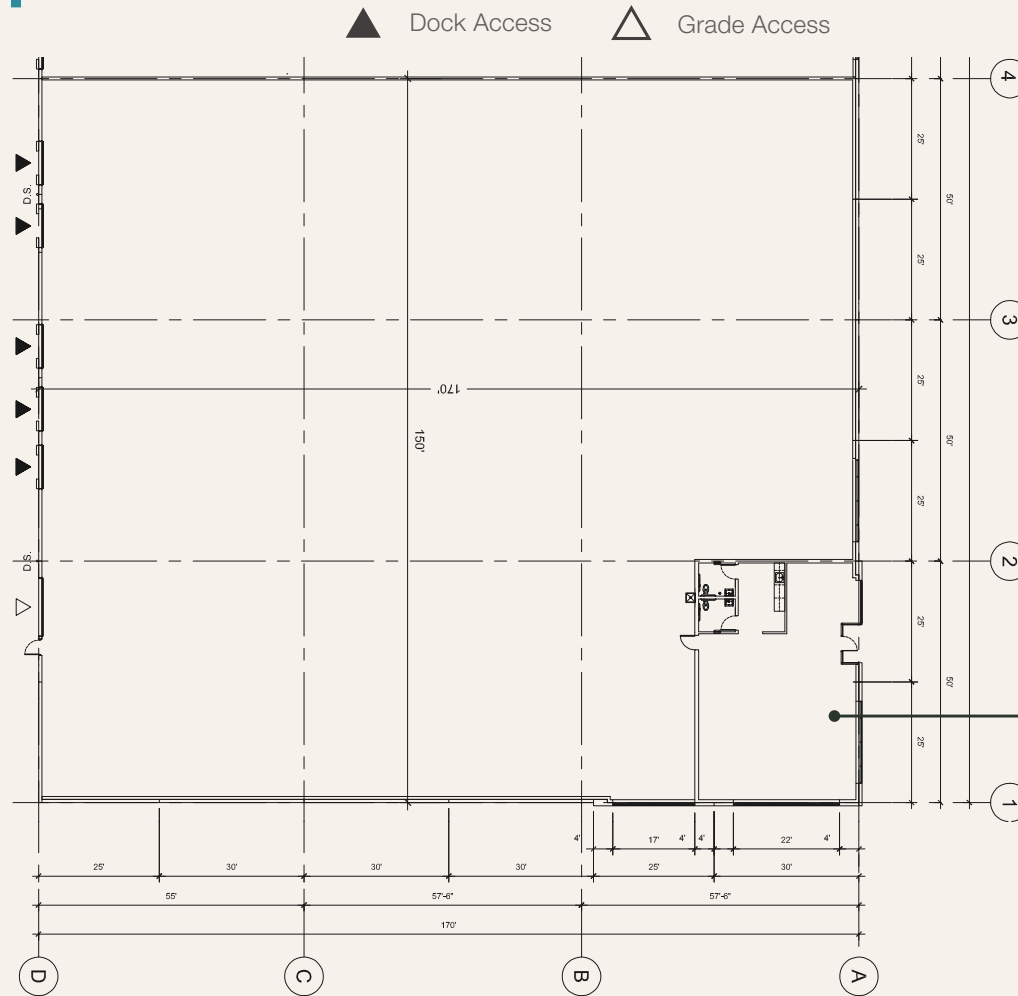
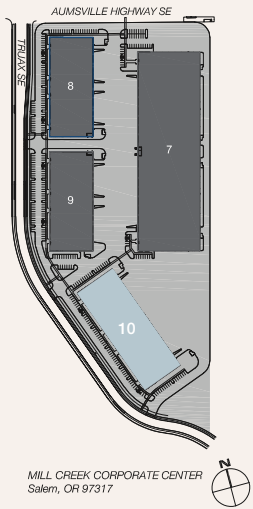


Favorable
Operating
Expenses



Floor Plan

25,863
Sq. Ft.
Available





±2 MILES FROM I-5

amazon

THE HOME DEPOT

FedEx

MILL CREEK CORPORATE CENTER I

MILL CREEK CORPORATE CENTER II Building 10

TRUAX DR SE

AUMSVILLE HWY SE



Leasing Contacts

Jake Bigby
jakeb@pactrust.com

Caitlin Knecht
caitlink@pactrust.com

503.624.6300
www.pactrust.com

Owned & Managed by
PACTRUST