



**Mill Creek Corporate Center**  
3315 Aumsville Highway Salem OR 97317





## Mill Creek Corporate Center

Mill Creek Corporate Center is an industrial distribution center on approximately 26 acres located in the City of Salem at the intersection of Kuebler Boulevard and the Aumsville Highway, one mile from the I-5 interchange with Highway 22.

Two light industrial buildings totaling approximately 116,000 square feet are constructed and ready for occupancy. Four additional buildings totaling 279,000 square feet will be built based on market demand and will bring the site in its entirety to approximately 395,000 square feet at completion.

**SUBMARKET:** Salem

### **ABOUT PACTRUST**

PacTrust has been active in commercial real estate for more than 45 years and is one of the largest real estate developers and investment property owners in the Pacific Northwest. We serve tenants large and small with a wide range of operating spaces for office, industrial, flex and retail uses—over 13 million square feet in total. We also have 200+ acres of undeveloped land ready to meet the needs of the market.

### **SPACE FOR WHAT'S NEXT**

You're looking for just the right space for your business, and we're looking for tenants interested in a long-term relationship. As your needs change, we can help you scale up or down, remodel or move to a new location. When you're successful, we're successful.

### **DEVELOPMENT**

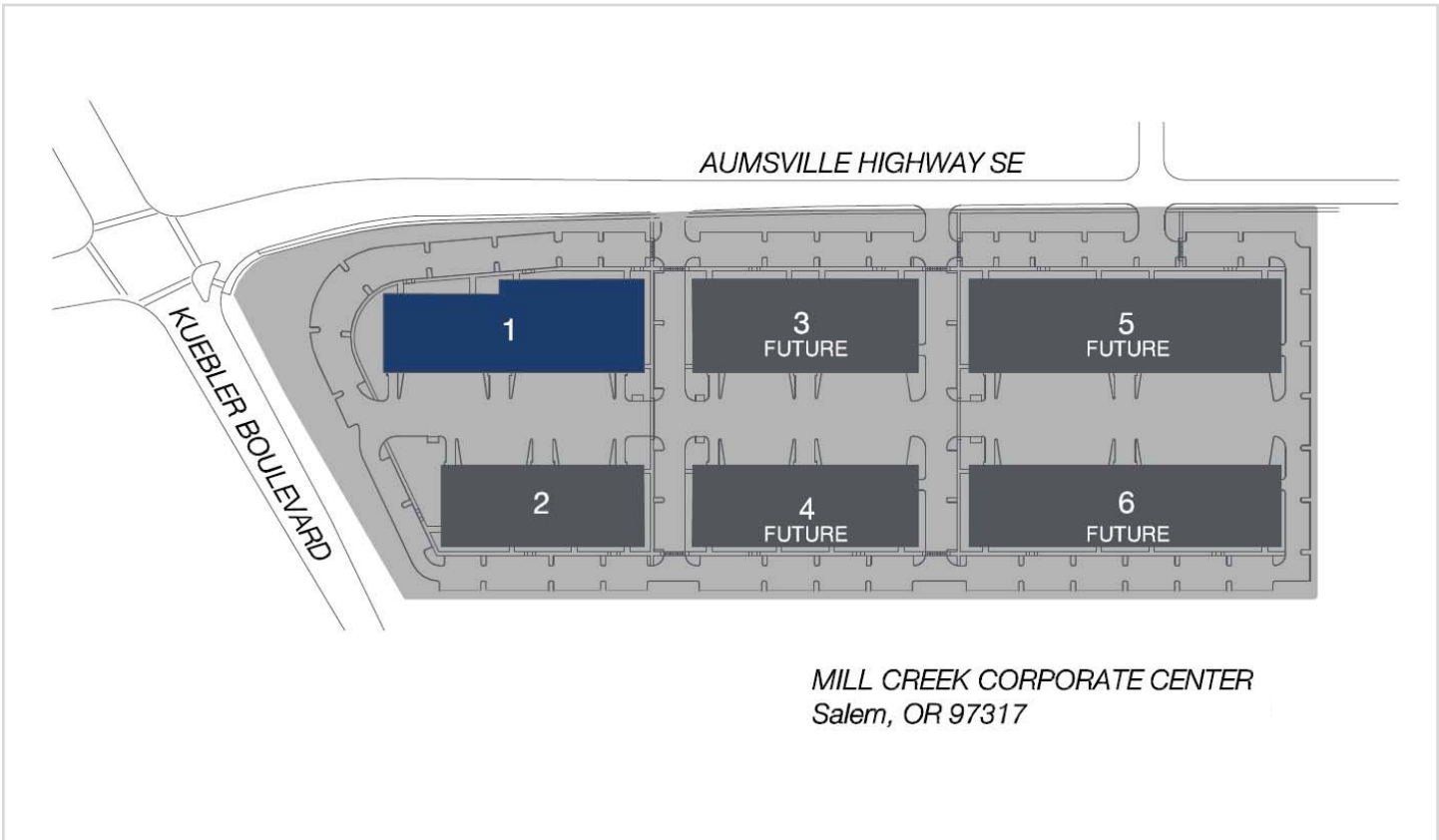
From site selection to design and construction of your development project, our team has the expertise and resources to guide you through every step of the process.

### **LEASING**

We will work directly with you or your third-party broker to help you find your ideal space.

### **PROPERTY MANAGEMENT**

From light bulbs to water leaks, we take great pride in maintaining our properties and responding to any issues as they arise.



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### PROPERTY HIGHLIGHTS

- New Construction
- Property Type: Industrial/Warehouse
- Number of Buildings: 2
- 116,000 Total Sq.Ft.
- Dock and Grade Served
  
- Additional Planned Buildings: 4
- 280,000 Total Sq.Ft.

### AREA HIGHLIGHTS

- One mile from the I-5 interchange with Highway 22
- Across the street from Amazon and Home Depot Distribution Centers

### BUILDING KEY

1. 3315 Aumsville Highway
2. 3345 Aumsville Highway
3. 3455 Aumsville Highway
4. 3485 Aumsville Highway
5. 3565 Aumsville Highway
6. 3595 Aumsville Highway

All addresses are Portland OR 97317

