



For Lease

Lineage Salem

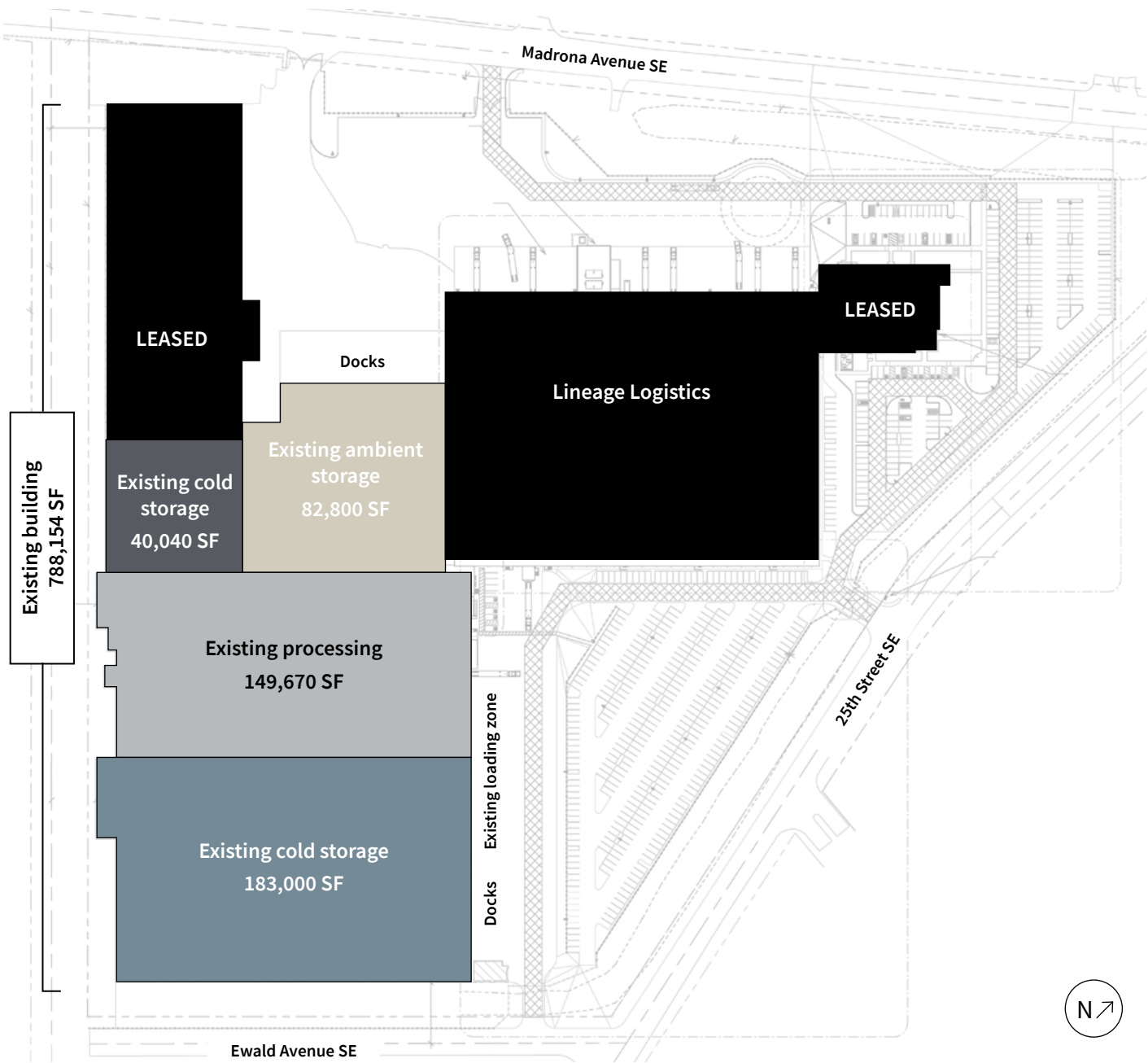
2210-2320 Madrona Ave SE, Salem, OR 97302

3305 25th St SE, Salem, OR 97302

2525 Ewald St SE, Salem, OR 97032

- Largest food production facility available in the State of Oregon
- 183,000 SF of cold storage floor stacked
- 149,670 SF of food processing with docks
- 82,800 SF of ambient warehouse with docks
- 40,040 SF of cold storage

Site plan



2110 Madrona Ave SE

Existing ambient storage
82,800 SF

- S-1 Occupancy
- Type II-B Construction
- Fully Sprinkled

3305 25th St SE

Existing processing
149,670 SF

- F-1 Occupancy
- Type III-B Construction
- Fully sprinkled offices, labs and locker rooms

2110 Madrona Ave SE

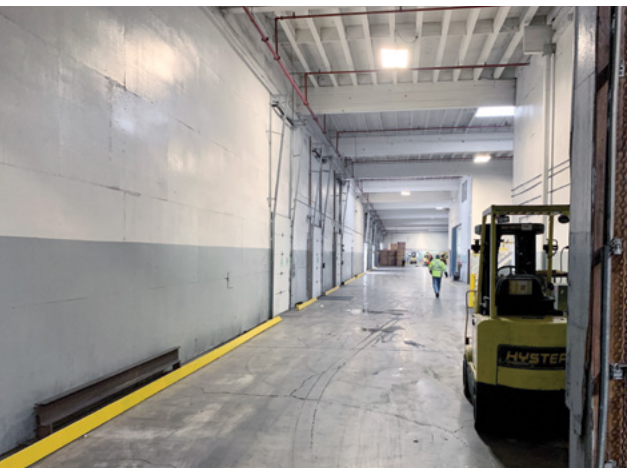
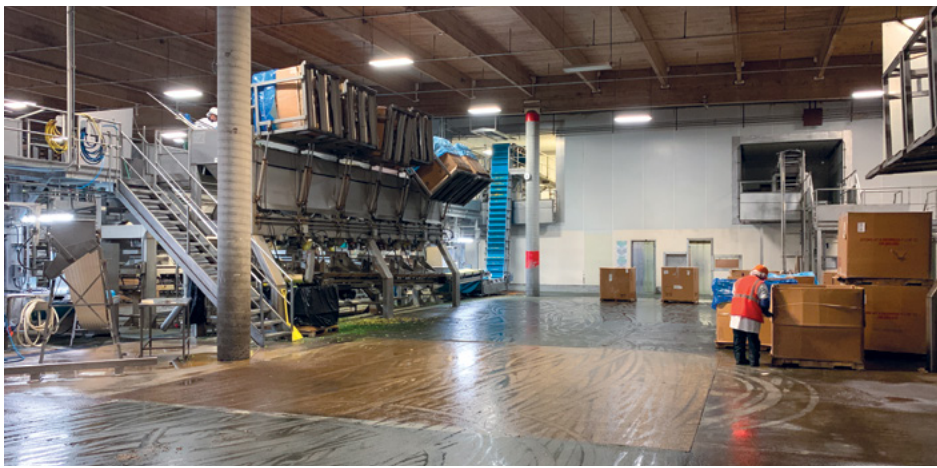
Existing cold storage
40,040 SF

- S-2 Occupancy
- Type III-B Construction
- Fully Sprinkled

2525 Ewald St SE

Existing cold storage
183,000 SF

- S-2 Occupancy
- Type III-B Construction
- Fully Sprinkled



State incentives

Standard Enterprise Zone Program

Enterprise zones provide a full property tax exemption for three years on new plants and equipment for manufacturing, distribution, processing and other "traded-sector businesses." In order to qualify, firms must invest at least \$50,000 in real and personal property and must expand their workforce by at least 10 percent within the enterprise zone. So, for a new company, the job creation will be only 1 position, for an existing company it is 10 percent.

Businesses may also qualify for an additional two years of property tax exemption if they compensate employees at 150 percent of the annual average covered wages within the Enterprise Zone. This is subject to approval by the local jurisdictions that sponsor the enterprise zone.

Construction-in-Process

Unfinished facility improvements may be exempt from local property taxes for up to two years while under construction with April 1 filing each year. In an enterprise zone, most authorized businesses enjoy a broader tax abatement using a different form.

Strategic Investment Program

The Strategic Investment program offers a 15-year property tax exemption for all investments valued in excess of \$25 million for rural locations and \$100 million for urban locations. The Strategic Investment Program is subject to approval by the County Board of Commissioners and participating tax districts. Participating firms pay an annual community service fee of 25 percent of the exemption, with an upper limit of \$2,500,000 annually.

Oregon Business Expansion Program

This is a cash-based forgivable loan equivalent to the estimated increase in personal income tax revenue from new hiring. Companies must have at least 150 employees in the United States and create a minimum of 50 new jobs that exceed 150% of a county or state average wage (whichever is less).

Immediate Opportunity Fund

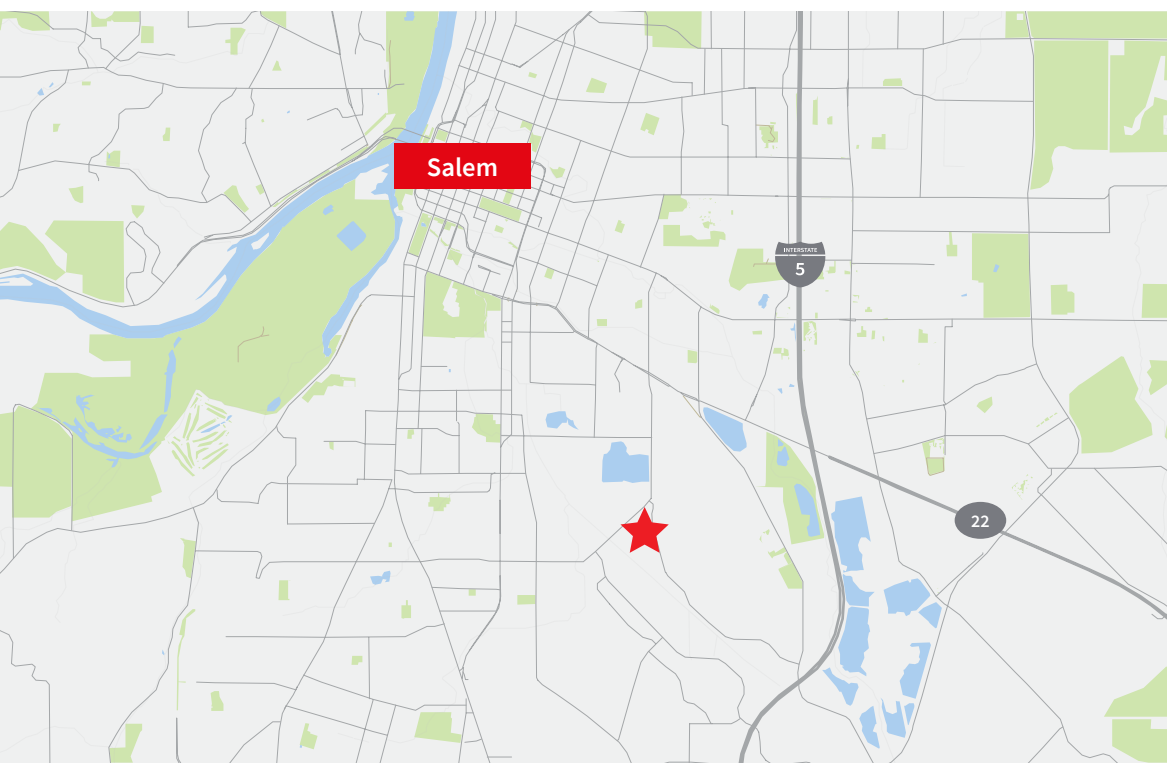
The purpose of the "Immediate Opportunity Fund" (IOF) is to support primary economic development in Oregon through the construction and improvement of streets and roads. Access to this fund is discretionary and the fund may only be used when other sources of financial support are unavailable or insufficient. The IOF is not a replacement or substitute for other funding sources. The IOF is designed to provide needed street or road improvements to influence the location, relocation or retention of a firm in Oregon. Funds must be used for installation or update of publicly owned streets/roads. The fund can provide a 50% grant to the local jurisdiction for road construction and/or improvements tied to job creation up to \$1,000,000 million grant.

Special Public Works Fund

Loans are grants are available to local governments to help facilitate economic and community development. Grants are available for construction projects that create or retain traded-sector jobs. They are limited to \$500,000 or 85 percent of the project cost, whichever is less, and are based on up to \$5,000 per eligible job created or retained. Funds must be used for installation or upgrade of publicly owned infrastructure (road, water, sewer, etc.)

Governor's Strategic Reserve Fund

This is a discretionary tool used for a variety of projects impacting economic development requiring an extensive vetting process, with the Governor making the final approval. Business Oregon will work with the company to determine an amount needed for the success of the project and will also work with the company to determine a public and/or community benefit as a condition of award. The Regional Development Officer will be responsible for those negotiations.



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