

I-5 Exit 271
Woodburn, Oregon



I-5 LOGISTICS CENTER™
SPECHT DEVELOPMENT



Your Pacific Northwest Hub — A 108-acre logistics park designed for the 21st century and built for flexibility.

108 acres of shovel ready industrial land

- Building sizes from 221,000 SF up to 1,676,800 SF
- Modern Pacific NW Distribution Center on I-5 freeway interchange
- Experienced and qualified development team in Specht Development
- Shovel ready site, annexed, zoned and ready for new construction
- Perimeter fencing and secured ingress/egress

For leasing information, contact

Steven Klein
Patricia Loveall, SIOR
Peter Stalick

503.221.9900

i5logisticscenter.com



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Location Aerial



Leasing Information

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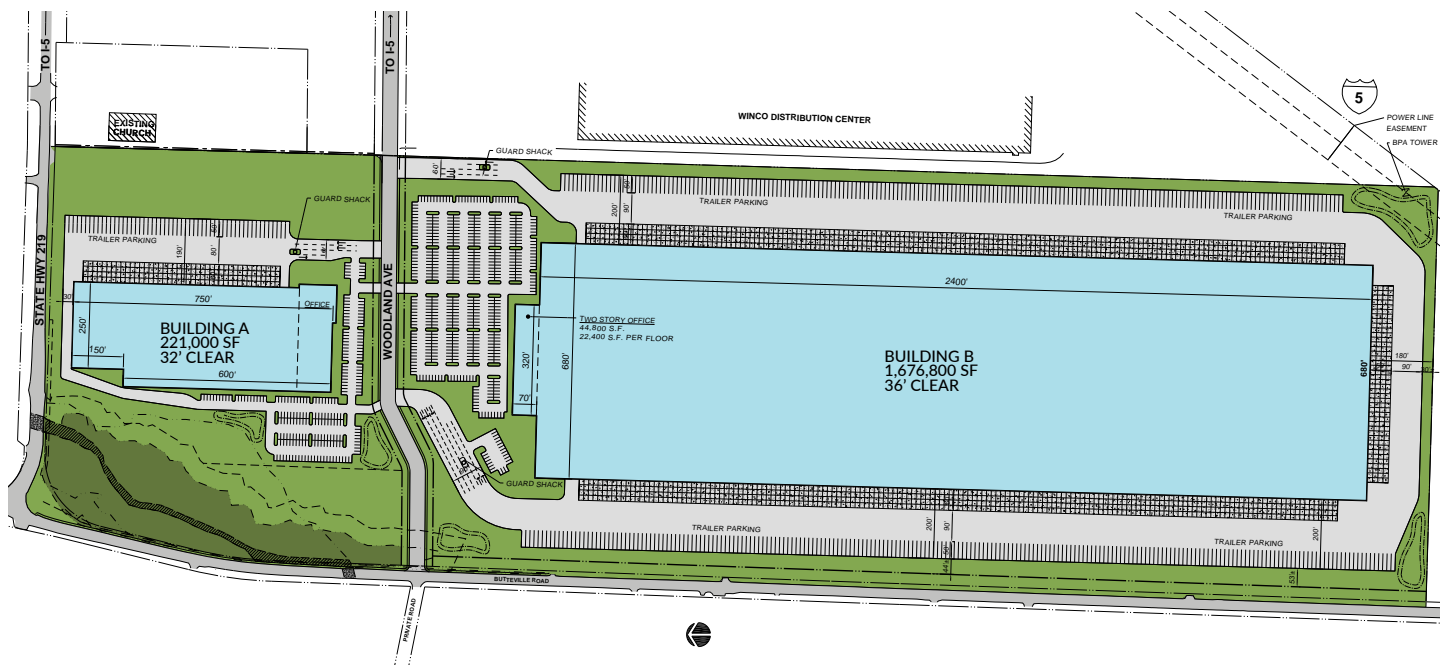
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Option 1



Building A

Square Feet	221,000
Clear Height	32'
Docks Doors	37
Trailer Spaces	54
Parking Spaces	223
Office	Build-to-Suit

Building B

Square Feet	1,676,800	Office SF	22,400-44,800
Clear Height	36'	Office Stories	1-2
Docks Doors	321		
Trailer Spaces	400		
Parking Spaces	531		

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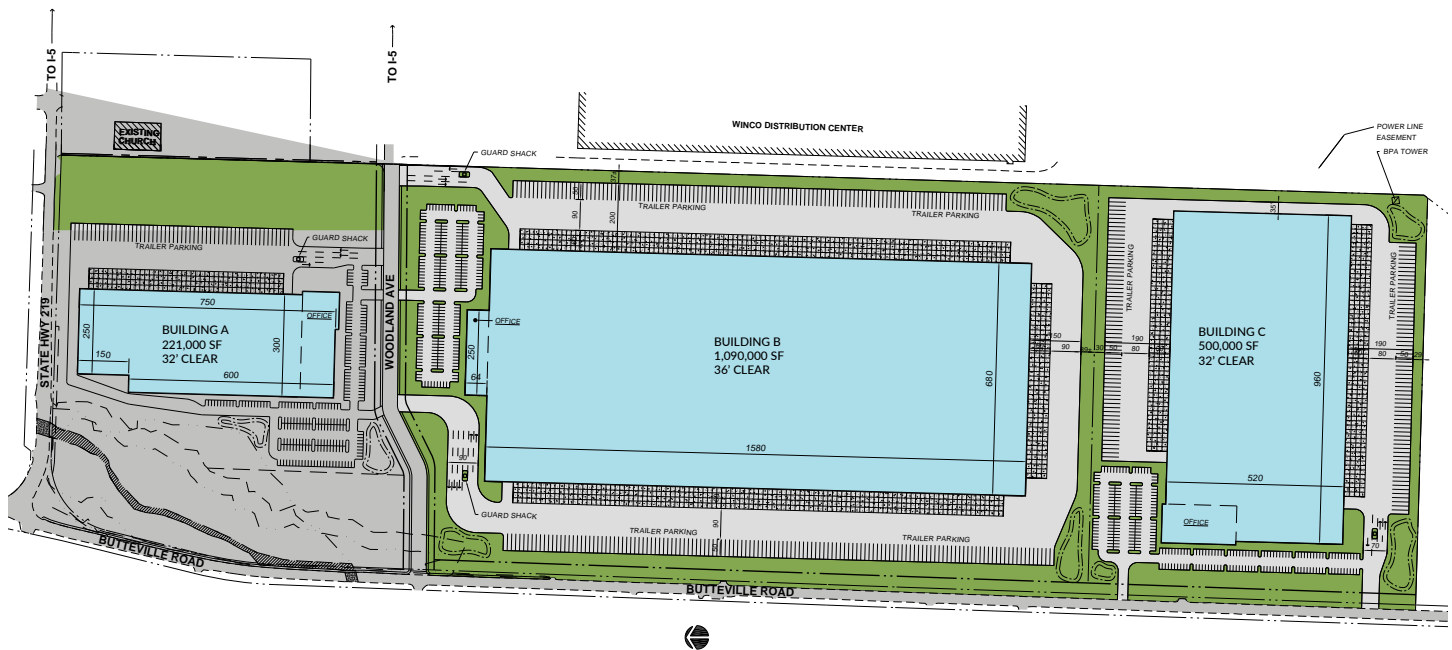
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Option 2



Building A

Square Feet	221,000
Clear Height	32'
Docks Doors	37
Trailer Spaces	54
Parking Spaces	223

Building B

Square Feet	1,090,000
Clear Height	36'
Docks Doors	223
Trailer Spaces	254
Parking Spaces	236

Building C

Square Feet	500,000
Clear Height	32'
Docks Doors	98
Trailer Spaces	139
Parking Spaces	262

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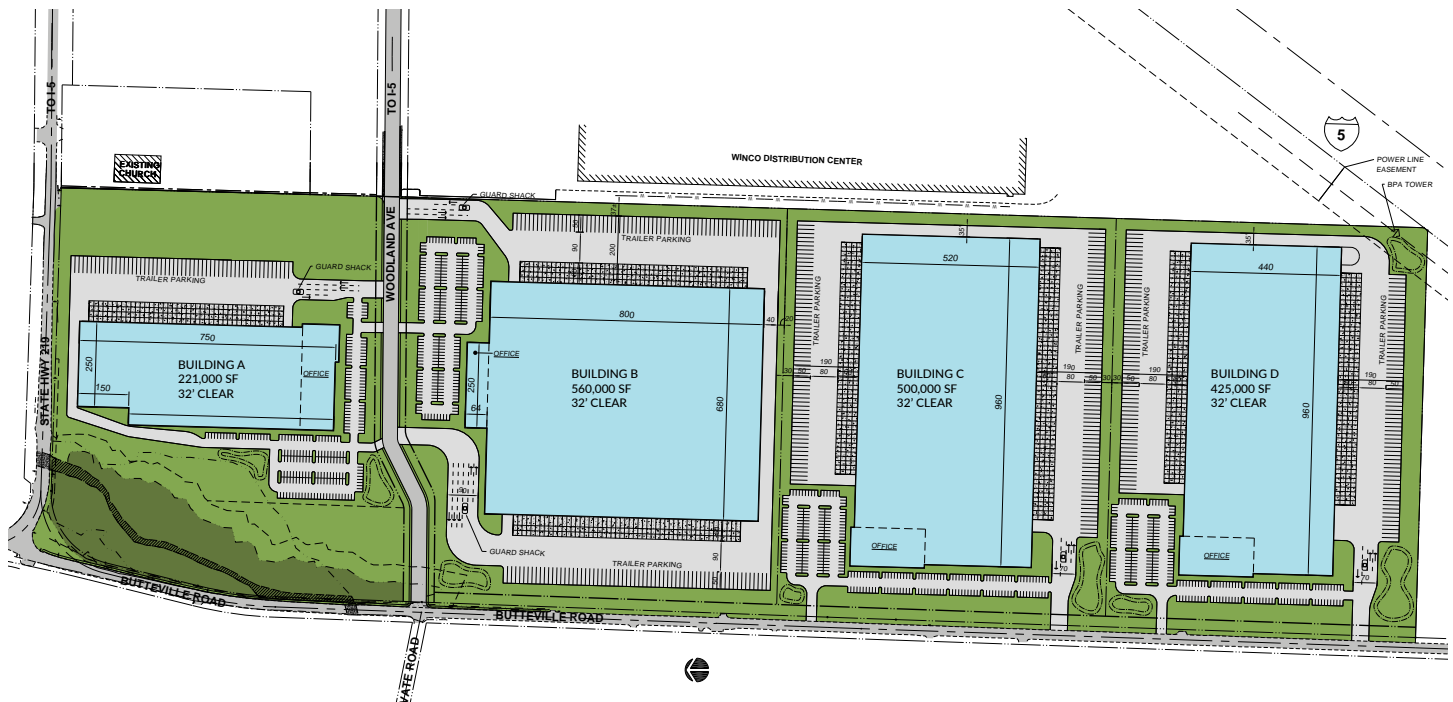
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SPECHT DEVELOPMENT

Option 3



Building A

Square Feet	221,000
Clear Height	32'
Docks Doors	37
Trailer Spaces	54
Parking Spaces	223

Building B

Square Feet	560,000
Clear Height	32'
Docks Doors	88
Trailer Spaces	130
Parking Spaces	236

Building C

Square Feet	500,000
Clear Height	32'
Docks Doors	98
Trailer Spaces	139
Parking Spaces	262

Building D

Square Feet	425,000
Clear Height	32'
Docks Doors	90
Trailer Spaces	129
Parking Spaces	242

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Location

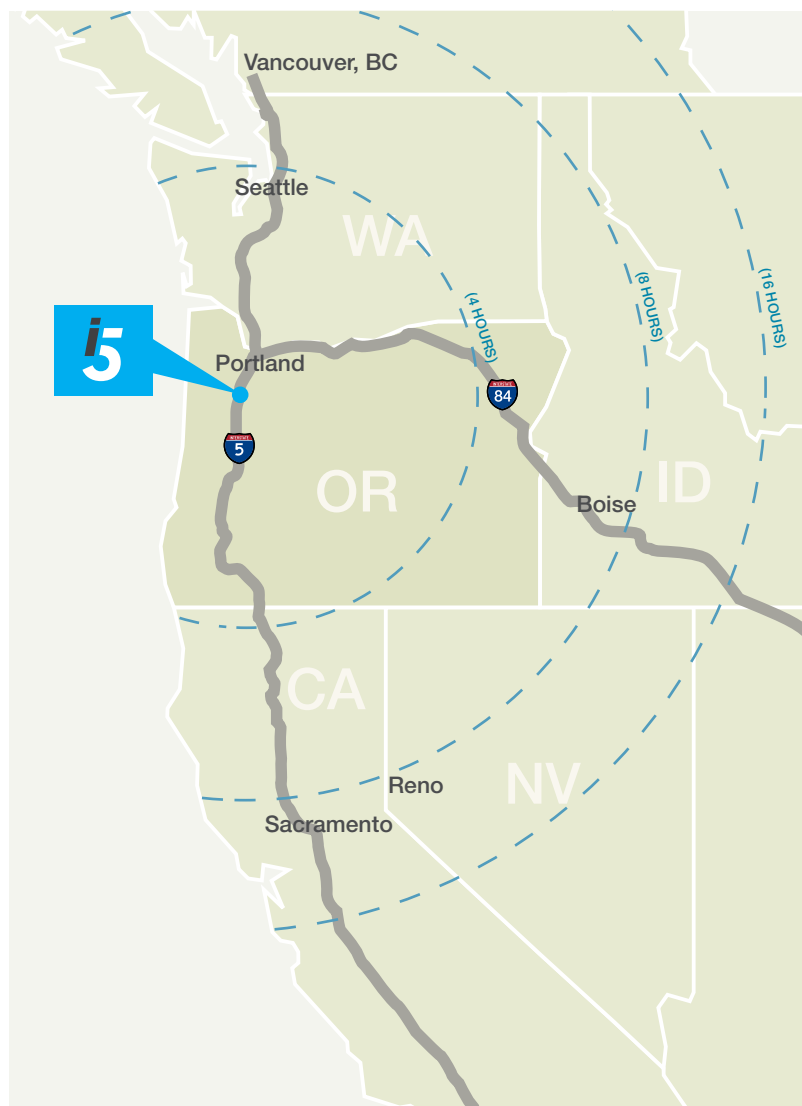
Your Pacific Northwest Hub.

Well located just south of the Portland metro area on a major I-5 interchange.

- Serve Vancouver B.C., Seattle, Portland, Sacramento, and Reno within one day drive time
- Serve entire Portland MSA in less than one hour and Seattle in four to five hours
- Immediate I-5 freeway access via recently enlarged and upgraded I-5 freeway interchange

Proximity

Miles to Seattle CBD	203
Miles to Boise, ID via I-84	459
Miles to Sacramento, CA	551
Miles to Reno, NV	506
Miles to Vancouver, BC	346



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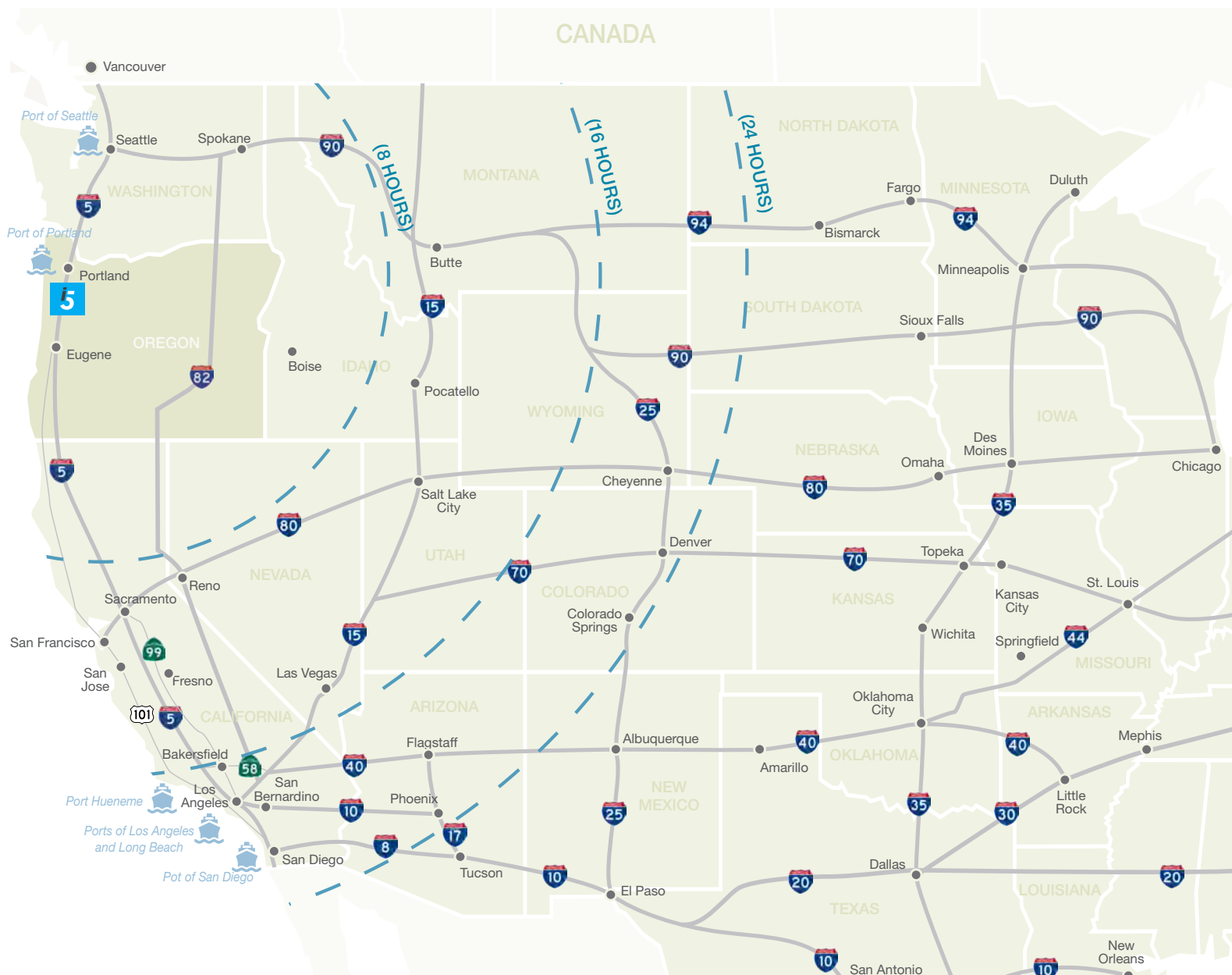
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Distribution Times



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SPECHT



Kidder
Mathews