

# Port of Portland



## Gresham Vista Business Park Backgrounder

Summer 2016

### Summary

Gresham Vista Business Park is located adjacent to the ON Semiconductor campus in Gresham - less than a mile from I-84. The park is a total of 221 acres and is well served by transportation arterials and utilities on all four sides.

The property supports economic development through future employment and business growth in the region. There are four general industrial lots remaining. The property is zoned for commercial or corridor mixed use.

### Property Facts

- Port commissioners approved the \$26.5 million purchase of the property from LSI Semiconductor in late 2011.
- The property was identified as an ideal site for "traded sector" investment, which involves companies that sell products and services globally.
- The eastern portion of the site, 116 acres, achieved Industrial Site Certification in January 2013, marking a major milestone as it joins the state inventory of project-ready industrial lands.
- Throughout its history, the Port has owned well over 5,000 acres of industrial property, and most has been sold, leased or developed.

### Highlights and Background Information

The Port is working closely with the City of Gresham to develop the site into a thriving jobs center for clean tech, manufacturing, food processing, logistics, professional services and other traded-sector companies. The east portion of the site earned state certification in the Industrial Lands program to help the site become a prime location for new business investment and growth.

### Spurring Economic Benefits

The Port has established a master plan to develop and market the property to its highest potential, targeting investment by traded sector companies that sell products and services globally. Gresham Vista Business Park will support future economic growth and competitiveness in the region and is expected to provide new investment and jobs to local communities.

### Industrial Development

The Port closed on the first industrial property sale in September 2015 for a 600,000 square-foot Subaru master distribution center for auto parts logistics that serves 11 markets throughout North America. Subaru completed construction of the facility in 2016 and expects to employ 50 workers.

Four additional lots were approved for sale by the Port Commission in June 2016 for speculative development. The sites will be home to six buildings totaling more than 1.2 million square feet.

### Enhancing the Community

With a longtime presence in east Multnomah County, the Port is working cooperatively with partners to attract quality businesses and jobs, develop transportation infrastructure and support livable communities.

### Contact:

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# GRESHAM VISTA BUSINESS PARK - MASTER PLAN

WOOD VILLAGES

N.E. Glisan St.

To I-84

To I-84

**Lot 11**  
7.24 acres  
MC

*McGill Reservoir*  
**Lot 10**  
30.98 acres  
GI

**Lots 1, 2, 3**  
28.7 acres  
Sale Pending

**Lot 4**  
**SUBARU**  
39.08 acres  
Sold

**Lot 9**  
37.42 acres  
Sale Pending

ON Semiconductor  
Components  
Industries

PGE  
Substation

Lot 4 & 5  
access

**Lot 8**  
19.72 acres  
GI

**Lot 5**  
48.18 acres  
GI

**Lot 6**  
2.79 acres  
Sold

**Lot 7**  
7.64 acres  
CMU

GRESHAM

S.E. Stark St.

N.E. 223rd Ave.

N.E. 242nd Ave.

TROUTDALE

