



# Properties



# The Port of Portland



## Possibility in Every Direction

At the Port of Portland's five industrial parks, four marine facilities and three airports, you'll find everything comes together in ways both substantive and surprising. With our strategic location on the U.S. West Coast, access to two mainline railroads and two interstate highways, you'll get multi-modal access to markets from British Columbia to Baja, from Portland to Peoria, and to growing markets throughout the Pacific Rim, South America and Europe.

The Port of Portland offers business and industrial parks and airport properties with advantages to suit every need. From large, buildable lots, to established, move-in-ready distribution and logistics facilities, you can find the ideal space to locate and expand your business.

The Port of Portland truly offers possibility in every direction. The Port is the centerpiece of Portland's comprehensive transportation system of ocean shipping, transcontinental railways and highways, river barging and a major international airport. From here, connect with domestic and foreign markets quickly, efficiently and cost-effectively. Reduce supply chain costs. Gain a strategic advantage for reaching customers, suppliers and resources.

Expand your business in the Portland metropolitan area and you'll not only find a world-class port, you'll also find an unparalleled quality of life. By locating on Port of Portland property, you win connectivity, expandability, flexibility, capacity and synergy.

## Key advantages:

- Skilled work force
- Shovel ready sites
- Transportation access
- City and state incentives
- Foreign trade zone status
- Low utility costs



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# Port of Portland Properties



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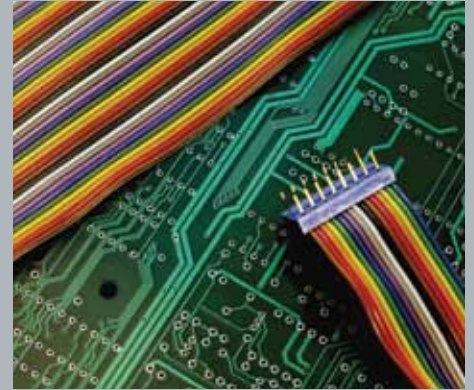
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# Gresham Vista Business Park



Located 14 miles east of Portland, Gresham Vista Business Park makes an ideal location for manufacturing, technical services, food processing, logistics and commercial/retail/office mixed development. This 221-acre property is the former LSI Corporation site and is adjacent to the ON Semiconductor manufacturing plant. The property is also located adjacent to Wood Village Town Center with major large-format retailers including Lowe's, Kohl's and Fred Meyer.

## Benefits:

- Strong existing manufacturing sector
- Large shovel-ready parcels
- State of Oregon certified industrial site
- Available utilities
- Close to local work force and amenities
- Non-potable water availability
- Portland General Electric McGill substation
- Enterprise and Strategic Investment Zone
- Excellent transportation access:
  - I-84: less than one mile
  - I-205: 10 miles
  - I-5: 13 miles
- Portland International Airport: 12 miles
- Marine Cargo Terminal 6: less than 20 miles





# Troutdale Reynolds Industrial Park



Troutdale Reynolds Industrial Park (TRIP) offers a productive combination of industrial and natural resource uses for the community and the region. Located adjacent to the Columbia and Sandy Rivers and the Troutdale Airport, this 700-acre brownfield site is being developed in three phases and transformed into a thriving jobs center for distribution, logistics, energy generation and manufacturing operations.

TRIP, the former location of the Reynolds Metals Company aluminum plant, was recognized as the nation's best brownfield redevelopment project in 2011 by the Phoenix Awards Institute, Inc. TRIP also offers all utilities, including natural gas via the Williams gas line. Current tenants include a 441,000-square-foot FedEx Ground regional hub and the Bonneville Power Administration infrastructure utilities.

## Benefits:

- Large industrial parcels
- Available utilities
- Non-potable water availability
- Amenities include walking/ biking trails
- Enterprise Zone
- Excellent transportation access:
  - I-84: less than one mile
  - I-205: 10 miles
  - Portland International Airport: 7 miles



# Portland International Center/ Cascade Station



Located adjacent to Portland International Airport along I-205 and Airport Way, Portland International Center is a large, mixed-use, master-planned business park. The 458-acre site features Class "A" office space, lodging, flex space, warehousing and light manufacturing. It offers excellent visibility, as well as easy highway and airport access to the businesses in the park. Portland International Center also includes the Cascade Station retail and office park.

Cascade Station is served by MAX light rail to the airport and downtown Portland, and features major large-format retailers including IKEA, Best Buy, Target and Sports Authority. Other major employers in PIC include Rentrak, Coffee Bean International, Embassy Suites, Starwood's Aloft Hotel and the Federal Bureau of Investigation.

## Benefits:

- Large sites available - lease only
- Multi-tenant office, retail and distribution/light manufacturing space available for lease
- Available utilities
- Attractive business park setting
- Airport proximity and image
- Services available within and adjacent to the park – retail center, hotels, restaurants, offices
- Excellent transportation access and options:
  - Immediate access to I-205
  - Immediate access to airport terminal and cargo facilities
  - Easy access to the Portland region, including downtown Portland, via two on-site MAX light rail stations



# Rivergate Industrial District

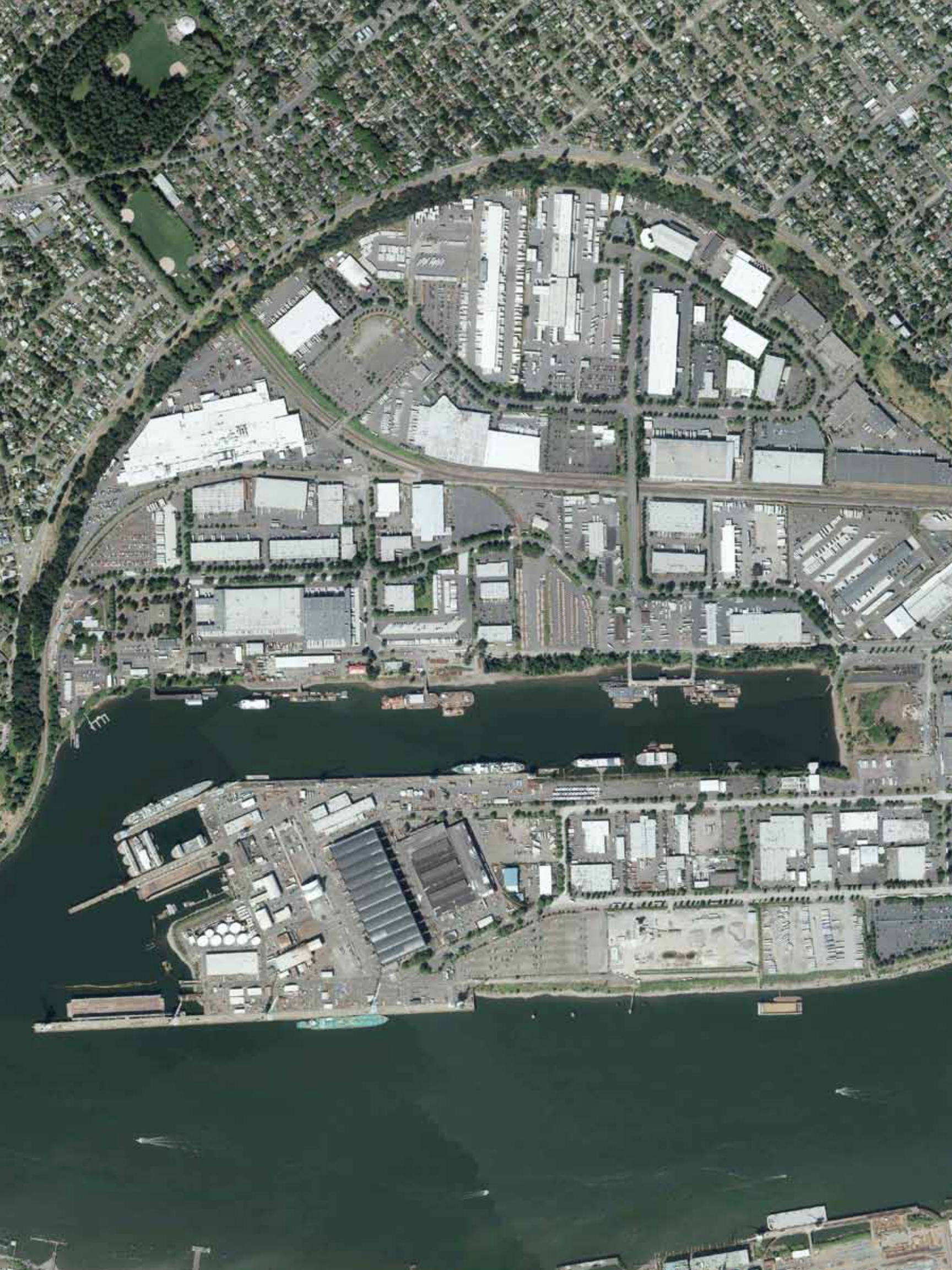


Located at the confluence of the Columbia and Willamette rivers and nine miles northwest of downtown Portland, Rivergate is Oregon's primary gateway for international trade. It offers easy access to freeways, railroads and marine terminals. At 2,800 acres, Rivergate is Portland's largest industrial park with more than 14 million square feet of buildings. Rivergate is ideally suited for distribution centers, manufacturing, import/export operations, third-party logistics companies, cold storage facilities or growing suppliers and area retailers with distribution and warehouse needs.

Marine cargo Terminals 5 and 6 are located within Rivergate, serving as the Columbia Basin's primary docks for container cargo, auto imports and mineral bulk exports. Served by both Union Pacific and BNSF railroads, Rivergate also forms the area's distribution hub. Columbia Sportswear, Nordstrom, Oregon Transfer, Georgia Pacific, Evraz, MEMC, Pasco, SoloPower, Ajinomoto, Colgate Palmolive and Subaru are among the key employers in Rivergate.

## Benefits:

- Large and established industrial park
- Multi-modal transportation
- Non-potable water availability
- Ready-to-develop sites
- Excellent infrastructure
- Impressive list of international, national and regional corporate tenants
- Foreign-Trade Zone, Enterprise Zone and Urban Renewal Area
- Multiple, high-capacity transportation options and accessibility:
  - Immediate access to the Terminal 6 container and auto import terminal and the Terminal 5 bulk facilities
  - I-5: within 1.5 miles of Rivergate's north entrance
  - I-84: 8 miles via I-5
  - Portland International Airport: 7 miles
  - Two transcontinental, Class I railroads – Union Pacific and BNSF



# Swan Island Industrial Park



Located close to I-5 and just 4.5 miles downriver from downtown Portland, the 430-acre Swan Island Industrial Park is a major corporate center and hub for distribution, warehousing and manufacturing activities. Served by Union Pacific Railroad, Swan Island is home to approximately 170 businesses including Daimler Trucks, UPS, FedEx, CEMEX, Vigor Industrial and Columbia Distributing.

## Benefits:

- Fully developed park
- Available utilities
- Non-potable water availability
- Amenities: retail services/food available, parks and trails
- Enterprise Zone and Urban Renewal Area
- Excellent Transportation Access:
  - Centrally located to metropolitan area
  - Close to downtown/inner freeway loop
  - I-5: less than 2 miles





# Portland International Airport

## PDX Cargo Center and Air Trans Center



Portland International Airport (PDX) offers nonstop international service to Canada, Europe and Asia as well as to more than 50 nonstop domestic locations. All cargo carriers offer domestic and international air cargo options including nonstop air cargo service to Incheon, Korea with connections to a multitude of Asian markets.

The airport is located just 12 miles east of downtown Portland and is prominently centered in the Columbia River Industrial Corridor, less than 10 minutes to both I-205 and I-5.

The PDX Cargo Center offers 130,000 square feet of trans-dock warehouse and office facilities with an adjacent air cargo ramp designed for Group 4 aircraft. With individual spaces ranging from 2,500 square feet to 13,000 square feet, the Cargo Center is perfectly suited for a range of uses, including ground support space, air cargo, general distribution and e-trade.

The Air Trans Center is the region's pinnacle air cargo and freight location offering both developable sites and existing facilities. Capable of servicing aircraft as large as the 747-8, the Air Trans Center is home to UPS, FedEx, USPS and Boeing.

### Benefits:

- Developable sites and existing facilities
- Existing international and domestic air cargo services
- Amenities: retail services/food available in adjacent Cascade Station retail and office park



# Hillsboro Airport



Nestled in the middle of the Silicon Forest is Oregon's second-busiest airport. Surrounded by a strong business community, Hillsboro Airport is home to 25 businesses, including the aircraft operation facilities for Intel and Nike. Served by two runways, with a third runway planned, the airport provides an FAA air traffic control tower as well as an onsite U.S. Customs and Border Protection facility. Hillsboro is an integral part of the region's transportation system.

With a robust development plan and supporting land sites, Hillsboro is well suited to accommodate business growth. Hillsboro Airport is an excellent location for corporate aircraft operations, new ventures, or office space with great airfield views.

## Benefits:

- Developable sites
- Available space
- Quick access to Highway 26
- Customs clearance services
- Central location to the fastest growing city in Oregon
- Enterprise Zone
- Excellent corporate aircraft location



# Troutdale Airport



Located at the mouth of the scenic Columbia River Gorge is Troutdale Airport. With a strong flight training and recreational aircraft presence, Troutdale also boasts an increasing emphasis on business class capability. With easy connections to Troutdale Reynolds Industrial Park and Gresham Vista Business Park, as well as direct access to I-84 and downtown Portland, Troutdale is quickly becoming the entry point to the east side metro area for those flying in to do business.

With 15 businesses on-airport, Troutdale offers a range of aircraft services to the general aviation community, from propeller rehabilitation to composite material construction and repair. Troutdale also has developable sites with direct access to the runway or with fantastic frontage and visibility to I-84.

## Benefits:

- Developable sites
- Available Space
- Easy access to Troutdale Reynolds Industrial Park and Gresham Vista Business Park

# The Portland Metro Position



## Lively, livable, lovable – Portland is a growing city with big advantages.

Locating in one of the Port of Portland's properties offers another key benefit – the city of Portland itself. The Portland region is an excellent choice for business location because it is:

**Worldly:** Portland is a major player in international trade. The Brookings Institution's "Export Nation" report ranked Portland 12th in exports value, 3rd in five-year exports growth and 3rd in exports share of Metro GDP among all U.S. metro regions.

**Hardworking:** The Portland area attracts a highly educated, young, tech-savvy and skilled workforce. More than 967,000 greater Portland residents have some type of formal education degree.

**Affordable:** It costs less to live, work and run a business in Portland than in most West Coast regions. Commercial real estate rents in greater Portland rank as most affordable, or close to, for Class A office, industrial, flex and warehouse space.

Combined with the State of Oregon's business tax advantages (among the lowest business tax rates in the nation), low energy costs (lowest industrial rates in the nation), and tax incentives (a property tax abatement program that eliminates property taxes on new facilities for the first five years), Portland is a solid business choice for your expansion.

**Livable/Green:** Portland is consistently ranked as one of the most livable and sustainable cities in the world. Portlanders enjoy an enviable quality of life that includes abundant parks and green spaces, a comprehensive transit system that supports biking and walking, nearby mountains and rivers, and cultural offerings, including a world class symphony and art museum. Employees prefer working in cities and organizations that value sustainability.

**Focused:** Greater Portland Inc. and the State of Oregon focus business recruitment and expansion activities on several business "clusters," many of which are ideally suited for Port of Portland properties. These include: high tech and advanced manufacturing, logistics, green technology/renewable energy, and athletic and outdoor footwear, apparel and equipment.



**Gresham Vista  
Business Park**

**Troutdale Reynolds  
Industrial Park**

**Troutdale Airport**

**Portland  
International Center/  
Cascade Station**

**Portland  
International  
Airport**

**Rivergate  
Industrial  
District**

**Swan Island  
Industrial Park**

**Hillsboro Airport**

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