

Land for Lease

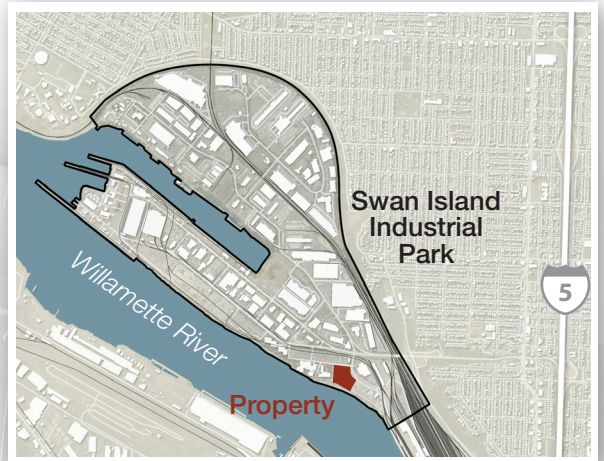
Swan Island Industrial Park - Portland, Oregon

- **Property area:** 232,527 sq. ft. (5.34 acres)
- **Location:**
 - Minutes from I-5
 - Close in to downtown Portland
 - Easy access to commercial business district
- **Nearby businesses:** Daimler, UPS, CEMEX
- **Amenities include:**
 - Day care facility located on Swan Island
 - Health care facilities nearby
 - Trail connections
 - Access to waterfront
 - Zoned EG2 (general employment)

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Willamette River

Regional Domestic Distribution Hub

Oregon advantages

- Best Pacific Northwest overnight truck reach
- Only river grade route through the Cascades
- Liberal truck length and weight limits
- Vast coverage by major truck carriers

Portland advantages

- No congestion: The Port of Portland remains uncongested with truck times of about 30 minutes.
- Better domestic truck and rail equipment availability: Equipment availability is less seasonal compared to other West Coast ports.
- Land and space for warehousing available close to terminal: Lower drayage cost.



Logos: Mor, SUBARU, Colgate, NORDSTROM, LG, KEENI, UNITED STATIONERS, Ford, Columbia Sportswear Company, DOLLAR TREE, SHARP, Genentech, intel EPSON, SOLARWORLD, hp, LaCrosse, STAPLES, Albertsons, Fred Meyer, xerox, MEDLINE, RITE AID.

Industrial Centers: Rivergate Industrial Center

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