

Terminal 2: A Campus for Innovation in Mass Timber and Housing Manufacturing



Renderings depicting future build-out of the campus.

The Port of Portland is an economic engine for the region, connecting people and local businesses who have been left out of the region's economic growth to powerful opportunities. We are transforming a former marine terminal into a statewide hub for Oregon's mass timber industry and housing manufacturing to help grow the state's economy and address some of our region's biggest challenges, from climate change to housing.

Site Information

T2 is in Northwest Portland, Oregon, and is near U.S. Highway 30, I-405, I-5, I-84 and downtown Portland — offering ease of access for employees as well as efficient shipping and delivery of industrial mass timber products.

Other site highlights include:

- Approximately 40 acres
- Located in Portland's close-in Guilds Lake industrial submarket
- Access to rail and potential barge transport
- Appropriate zoning and utility infrastructure
- Near existing worker training sites





Submarket Overview

- Vacancy = 6.2%
- Annual Rent Growth = 3.2%
- According to Costar, no new supply has been delivered within the last 12 months, and no new industrial assets are currently under construction (February 2024).

Access

- Direct access to Highway 30 via NW 26th Drive
- I-405 is about 1.7 miles from the site
- Direct access to I-5 via I-405, an approximately 2.5-mile drive from the site
- Portland International Airport (PDX) is about a 13.6-mile drive from the site
- Access to rail and potential barge transport
- Located on TriMet's Route #16 bus line, with a bus stop directly in front of the campus



Additional Incentives

- Located in Prosper Portland's Enterprise Zone
- Potential for full property tax abatement on all qualified property for 5 years

For additional details visit: prosperportland.us/portfolio-items/portland-enterprise-zone



Zoning

- **Comprehensive Plan Designation:** Industrial Sanctuary
- **Zoning:** IH - Heavy Industrial
- **Overlays:** i - River Industrial / k - Prime Industrial
- **Plan District:** GS – Guilds Lake Industrial Sanctuary

For additional information, please refer to Portland's City Code, Title 33, Planning and Zoning.

Potentially Allowed Uses

Terminal 2: a campus for mass timber and housing innovation continues Oregon's legacy as a pioneer in sustainable forest management, research and development of new products, and testing of innovative technologies, while demonstrating the link between academics and vocation by promoting visibility to applied research and workforce training.

The campus aims to provide a curated experience in which tenants, including manufacturing and research partners, will operate independently with a shared vision for housing innovation, mass timber industry growth, and access to quality jobs and economic opportunity.

- Uses must adhere to the Port of Portland's Mass Timber Housing Innovation Campus Development (MTHIC) Standards.

- Uses listed as permitted uses by the City of Portland will be allowed, provided they are consistent with the intent of MTHIC, as determined by the Port.

- Uses listed as conditional uses by the City of Portland will be allowed in these zones, provided they are consistent with the intent of MTHIC, as determined by the Port.

For additional information on the Port of Portland's MTHIC Development Standards, please reach out to the Port of Portland's real estate team.



Renderings depicting future build-out of the campus.

Master Plan Elements

As a member of the Oregon Mass Timber Coalition – a partnership between the Port, Business Oregon, Oregon Department of Forestry, the Department of Land Conservation and Development and the TallWood Design Institute (a partnership between the University of Oregon and Oregon State University), we are spearheading a set of connected projects that will be transformative for the mass timber market and Oregon.

When complete, the approximately 40-acre campus will host:

- Housing manufacturing facilities
- Mass timber research and development
- Incubator space for small-scale companies focused on innovation in housing, mass timber, and climate initiatives

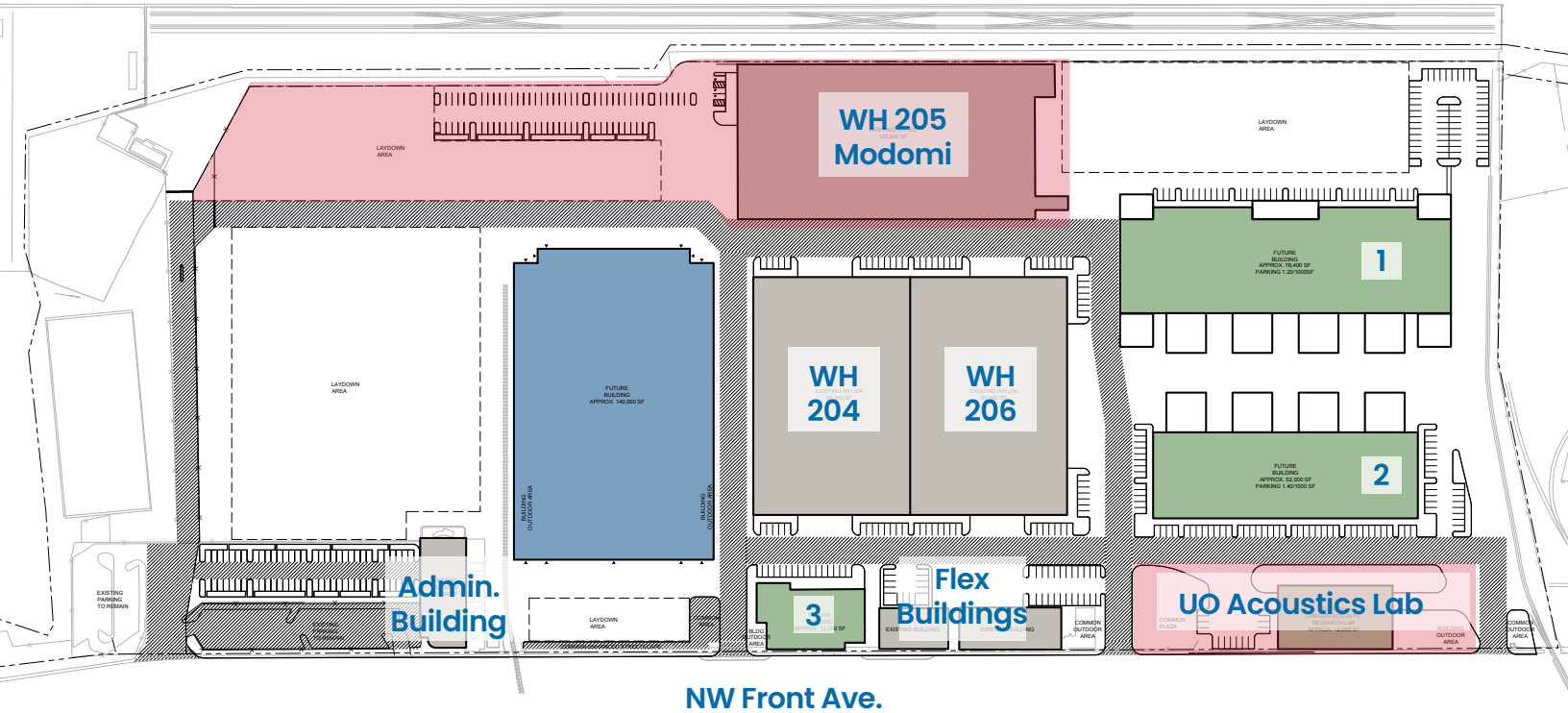
Buildings to include:

- University of Oregon (UO) Acoustics Testing Lab
- Modular housing manufacturing
- Mass timber housing factory



Renderings depicting future build-out of the campus.

- Existing Building - Lease Opportunity
- Development Pad for Future Building - Ground Lease Opportunity
- Future Mass Timber Modular Housing Manufacturing Facility
- Not available. Already Leased.



Existing Building Availability

The campus has existing buildings that are available for lease. Long-term uses will need to comply with the pertinent zoning code regulations, as well as the Port of Portland’s MTHIC Development Standards and some buildings will require various upgrades.

Three development pads have been devised for future development and are available for long-term ground lease.

For additional information, please reach out to the Port of Portland’s real estate team to discuss.

Existing Building	Size (+/-)	Existing Use	Year Built	Construction	No. of Floors	Approx. Ceiling Height (Roof Eave)	Roll-up Doors
WH 204	80,640 SF	Warehouse/ Storage	1988	Steel Moment Frame/ RodX-bracing	1	24 ft.	4
WH 206	90,000 SF	Warehouse/ Storage	1981	Steel Moment Frame/ RodX-bracing	1	24 ft.	3
Flex Building 1	6,000 SF	Warehouse/ Storage	1988	Steel Moment Frame/ RodX-bracing	1	21 ft.	1
Flex Building 2	10,440 SF	Warehouse/ Storage/ Office	1979	Steel Moment Frame/ RodX-bracing	2	25 ft.	3
Admin Building (Various Sized Suites Available)	11,000 SF	Office	1988	CMU/Concrete	3 (Office on Levels 1 & 3)	-	-



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Future Building Development Pad Availability

Three development pads have been devised for future buildings and are currently available for long-term ground lease.

For additional information, please reach out to the Port of Portland's real estate team to discuss.

Future Building	Size (+/-)	Parking Ratio	Yard Area
1	76,400 SF	1.20/ 1,000 SF	Common Use Yard Area Available
2	52,000 SF	1.40/ 1,000 SF	
3	15,000 SF	-	



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Ready to work with us?

We're seeking additional partners to share this space and advance mass timber and housing innovation. Together, we can create new jobs in a growing industry, connect training and workforce development, fuel opportunities for small and diverse businesses, and accelerate manufacturing to address the region's housing crisis.

Numerous leasing and long-term ground lease and development opportunities are available for companies and organizations involved in or adjacent to the mass timber and sustainable forestry industries, particularly those geared toward researching and developing new products, testing innovative technologies, and manufacturing more affordable housing.



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For Additional Information

For additional information and to discuss potential leasing or long-term ground lease opportunities, as well as leasing rates, please reach out to the Port of Portland's Real Estate department.

Brian Gunn

+1 503-314-4053

brian.gunn@portofportland.com

Kenneth Anderton

+1 503-415-6575

kenneth.anderton@portofportland.com

P.J. Christopher

+1 503-415-6303

patrick.christopher@portofportland.com