Gresham Vista Business Park

Site Information

- 180 ACRES
- STATE CERTIFIED SHOVEL READY INDUSTRIAL LAND

SITE BOUNDARIES:
North: NE Glisan Street
South: NE Stark Street
East: NE 242nd Avenue/Hogan Dr.
West: NE 223rd Avenue

OWNERSHIP: Port of Portland

JURISDICTION: City of Gresham

TOTAL ACRES/SQUARE METERS: Approx. 180 acres/73 hectares (88 contiguous acres/35 hectares on West side)

CITY OF GRESHAM ZONING DESIGNATION
General Industrial

ACCESS:
Distance to I-84 - 1.5 mi./2.5 km/less than 5 min.
Distance to I-5 - 13.8 mi./22 km/15 min.
Distance to I-205 - 7.5 mi./12 km/10 min.
Distance to Portland International Airport (PDX) - 11.9 mi./20 km/less than 15 min.
Distance to Port of Portland - 20 mi./32 km/25 min.

Utility Specifications

WATER: City of Gresham Water: 12” (30.48 cm) main on 242nd Avenue frontage; 16” (40.64 cm) main on 223rd Street frontage; 18” (45.72 cm) main on Stark Street frontage; System capacity of maximum purchase and groundwater supply: 22 million gallons (83 million Liters)/day; Average daily use of the system: 6.74 gallons (25.5 liters)/day; Peak flow available at the site: 3.5 million gallons (13.2 million liters)/day

SEWER: City of Gresham Sewer: 12” (30.48 cm) main on Glisan Street frontage; 8” (20.32 cm) main on Stark Street frontage; Wastewater treatment plant capacity: 20 million gallons/day; Average daily use of system: 12.8 million gallons/day

ELECTRICITY: Portland General Electric (PGE): 13 KV and 115 KV lines on-site and an on-site substation expandable to several hundred MW

NATURAL GAS: Northwest Natural Gas: 4” and 10” lines (10.16 cm and 25.4 cm) on Stark Street frontage; 2” (5.08 cm) line on Glisan Street frontage

TELECOM/BROADBAND: Providers: Level 3 Communications, Allstream and Frontier; TI line size; Reliable enterprise quality telecommunication services
**Site Readiness**

**ZONING AND COVENANTS:** General Industrial

**SINGLE OWNERSHIP:** Yes, Port of Portland

**COMPLETED DUE DILIGENCE:**
- Boundary Survey
- Topographical Survey
- Phase 1 Environmental Site Assessment
- Preliminary Geotechnical Exploration - West
- Preliminary Geotechnical Exploration - East
- Wetlands Delineation. Additional Due Diligence is available upon request through the Port of Portland

**SITE ADVANTAGES:**
- Ready-to-develop sites with fast-track city permitting
- Excellent freeway access to two interstates
- Redundant, high quality electric power infrastructure

**Incentives**

**NO SALES TAX**

**SINGLE-SALES FACTOR:** Corporate income tax for companies located in Oregon is assessed only on sales within the state.

**ENTERPRISE ZONE PROPERTY TAX EXEMPTION:** New investment in an enterprise zone can receive property tax abatement for up to five years.

**EXPEDITED PERMITTING BY CITY OF GRESHAM:** City of Gresham guarantees land use review and decision within 66 days or less for industrial projects.

**STRATEGIC INVESTMENT ZONE:** Projects with capital investments exceeding $100 million are eligible for partial property tax abatement for 15 years.

**RAPID RESPONSE APPROACH:** Gresham provides a team of experts to monitor projects throughout the permitting process from initial project conception through to occupancy.

**WORKFORCE TRAINING GRANTS:** Reimbursement to offset costs incurred for Employee training.

**STATE STRATEGIC RESERVE FUND (SRF):** This forgivable loan off-sets costs for expanding business.

**STATE BUSINESS EXPANSION PROGRAM:** Forgivable loan for companies that generate certain number of employees above average wage.

**FOREIGN TRADE ZONE:** Similar to what is known internationally as free-trade zones. Goods and merchandise are not subject to tariffs.

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**Costs**

**COST:** $8.00/sf; $348,480/acre

**TAXES:** Multnomah County Total Property Tax Rate: $16.4198/$1,000 of taxable assessed value; Levy Code Area: 028

**DEVELOPMENT FEES:** Average permit and system development charges for a building shell are approximately $1.00/sf or $11.00/square meter

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