

Regional Industrial Lands Inventory

The purpose of the Regional Industrial Lands Inventory Project is to determine the market readiness of large lot industrial land (25 net acre sites) located within the Metro Urban Growth Boundary and designated Urban Reserves. A preliminary inventory of sites has been identified and put into three Tiers based on time to market: Tier 1, 0-6 months; Tier 2, 7-30 months; Tier 3, 31+ months.

The Sponsors/Project Management Team for this project includes: NAIOP-Oregon Chapter, Portland Business Alliance, Port of Portland, Business Oregon and Metro.

For additional info on project please contact Mark Clemons, Group Mackenzie (mclemons@grpmack.com) or Lise Glancy, Port of Portland, (Lise.Glancy@portofportland.com).

This preliminary inventory is still under review. Comments and feedback are welcome.

PRELIMINARY REGIONAL INDUSTRIAL LAND INVENTORY: Current as of December 21, 2011

SITE CHARACTERISTICS																								INFRASTRUCTURE			TRANSPORTATION				AVAILABILITY/OWNERSHIP					Site ID											
Site ID	Preliminary Tier	State Certified	Traded Sector/Industry	Owner/Site	Location	County	Gross Acres	Wetlands (RLIS)	Wetland Acreage (Jurisdictions)*	Flood 96 Acres (RLIS)	FEMA Flood AC (RLIS)	Floodplain AC (Jurisdictions)*	Streams AC (RLIS)	Stream AC (Jurisdictions)*	7-25% Slope Acres (RLIS)	10-25% Slope Acres (Jurisdiction/RLIS)*	All Constraints (RLIS)	All Constraints (Jurisdictions)	% Constraints (RLIS)	% Constraints (Jurisdictions)*	Net Developable Acreage (RLIS)	Net Developable Acreage (Market Knowledge)*	Use Restriction	Brownfield	Annexation Required	Number of Taxlots	Number of Owners	Sewer Score	Water Score	Storm Score	Surrounding System Quality	Access to Interstate Highway	Access to Freight Route (Roadway)	Access to Freight System (All Modes)	Currently for Sale/Lease	Willing to Transact	Private Ownership	Investor	Public	User	Site ID						
1	1	YES	C, D, H	RIVERGATE (PORT)	PORTLAND	Multnomah	51.25	0.00		0.21	43.20	0	0.00		0.02	0	43.24	0	84.36%	0.00%	8.02	43.15				5		A	B	A	A	B	A	A	L				YES			1					
11	1		D, H	PORTLAND INTERNATIONAL CENTER - EAST (PORT)	PORTLAND	Multnomah	43.50	0.34		0.00	0.00		0.79		1.19		2.32		5.33%		41.18					2		A	A	A	A	C	A	B	L					YES			11				
21	1		A, B, D, F, H, I	LSI EAST (PORT)	GRESHAM	Multnomah	115.98	0.00		0.00	0.00		0.00		0.96		0.96		0.83%		115.01					6		A	B	A	A	B	A	B		YES				YES			21				
32	1		F	ELLIGSEN RALPH H & SHIRLEY L	WILSONVILLE	Clackamas	32.34	0.00		0.00	0.00		0.00		0.00		0.00		0.00%		32.34					1		C	C	A	A	C	B	B	S		YES						32				
44	1		D, F	INTEL CORPORATION	HILLSBORO	Washington	31.39	0.00	0.00	0.00	0.00	0	0.00		1.28	0	1.28	0	4.08%	0.00%	30.11	31.39				3		C	A	B	A	A	A	B	S						YES			44			
46	1	YES	D, F	DEV. SERVICES OF AMERICA (WESTMARK SITE)	HILLSBORO	Washington	30.02	0.00	0.00	0.00	0.00	0	0.00		1.02	0	1.02	0	3.40%	0.00%	29.00	30.02				1		C	A	B	A	A	A	B	S		YES							46			
48	1	YES	A, F	WAFFORD DEWAYNE (BAKER/BINDEWALD SITE)	HILLSBORO	Washington	50.78	0.00	1.48	0.00	0.54	0.05	0.78		8.86	0.47	9.40	3.84	18.51%	7.56%	41.38	46.94				1		C	B	B	A	A	A	A	S		YES							48			
49	1	YES	A, F	NIKE FOUNDATION	HILLSBORO	Washington	73.88	0.98	0.98	0.00	6.84	13.75	1.13		0.35	0.04	7.16	14.02	9.69%	18.98%	66.72	59.86				1		C	B	B	A	A	A	A	S			YES						49			
57	1	YES	D, F	MERIX CORPORATION	FOREST GROVE	Washington	34.25	0.66		0.00	0.00		0.00		0.30		0.83		2.42%		33.42					1		C	B	B	A	A	B	C	S						YES			57			
9	2		D, H	NE MARINE DR & 33rd AVE (PORT)	PORTLAND	Multnomah	66.74	4.61	0.60	1.86	16.48	18	1.56		11.25	0	26.84		40.22%		39.89	26.84				1		B	A	A	B	C	A	B	L					YES				9			
13	2		D, H	ICDC LLC	PORTLAND	Multnomah	28.11	0.00		0.00	0.00		0.00		5.24	1.59	5.24	1.59	18.63%	5.66%	22.87	26.52				3		A	A	A	A	C	B	B	L				YES				NO	13			
22	2		A, B, D, F, H	LSI WEST (PORT)	GRESHAM	Multnomah	87.69	0.00	3.70	0.00	0.00		0.67		23.77	15.45	24.40		27.82%	17.62%	63.29	68.60				3		A	B	A	A	B	A	B		YES **				YES				22			
29	2		C, D, H	CLACKAMAS COUNTY DEVELOPMENT	CLACKAMAS	Clackamas	61.93	0.00		1.85	6.71		3.82		26.47		32.32		52.20%		29.60	40.00	A			11		A	A	A	B	B	B	C	S/L					YES				29			
38	2		D	BILES FAMILY LLC	SHERWOOD	Washington	39.60	0.00		0.00	0.00		0.00		8.72		8.72		22.01%		30.89			YES		1		C	A	B	B	B	B	B	S		YES							38			
40	2		D	PACIFIC REALTY ASSOCIATES LP	TUALATIN	Washington	26.80	0.00		0.00	0.00		0.00		2.95	0	3.04	0	11.34%	0.00%	23.76	26.80				1		C	A	B	B	B	A	A	S/L			YES						40			
50	2	YES	A, F	KEITH BERGER / HERBERT MOORE / BOYLES TRUST	HILLSBORO	Washington	72.40	0.00	0.07	0.00	7.16	5.78	0.00	1.88	0.86	0	8.02	6.26	11.08%	8.65%	64.38	66.14				5	3	C	B	B	B	B	B	B	S		YES							50			
52	2	YES	A, F	BERGER PROPERTIES / HERBERT MOORE	HILLSBORO	Washington	52.00	0.00	0.00	0.00	0.00	0	0.00		0.00	0	0.00	0	0.00%	0.00%	52.00	48.10				2	2	C	B	B	B	C	B	B	S		YES							52			
54	2		D, F	5305 NW 253RD AVENUE LLC	HILLSBORO	Washington	38.49	0.75	1.01	0.00	8.34	7.25	0.00		2.47	0	9.08	9.9	23.59%	25.72%	29.41	28.59		YES		1		C	B	B	C	C	B	B			N/A	YES							54		
55	2		B, D, F	SPOKANE HUMANE SOCIETY	HILLSBORO	Washington	45.49	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0	0.00		0.00%	0.00%	45.49				YES		1		C	B	B	C	C	B	B		YES	YES							55		
56	2		A, F	EAST EVERGREEN SITE	HILLSBORO	Washington	71.11	0.00	5.16	0.88	0.00	0.00	0.00		0.44	0	0.88	7.26	1.24%	10.21%	70.23	71.11		YES		9	7	C	B	B	A	C	B	C	S	YES	YES							56			
62	2		D, F	ROCK CREEK SITE	HAPPY VALLEY	Clackamas	40.83	0.00		0.00	0.00		0.00		6.65		6.65		16.29%		34.18					5	2	B	A	A	B	C	B	C	S	YES	YES							62			
63	2		D	WOODBURN INDUSTRIAL CAPITAL	FOREST GROVE	Washington	25.10	0.30		0.10	0.75		0.00		0.00		0.98		3.90%		24.12	25.10				1		B	A	A	A	C	A	A	S/L		YES							63			
66	2		D, F, H	ITEL, KENNETH	TUALATIN	Washington	46.25	0.00	0.00	0.00	0.00	0.00%	0.00			1.58	1.58		3.42%		44.67			YES		2		B	B	C	C	B	B	C		YES	YES							66			
67	2		Aviation	PORTLAND INTERNATIONAL CENTER - WEST (PORT)	PORTLAND	Multnomah	69.45	6.22	3.80	0.00	0.00	5.95	2.74	0.00	18.16	0.74	21.16	10.49	30.47%	15.10%	48.29	58.96	YES			5		B	B	C	A	C	B	B	L	YES				YES				67			
68	2		Aviation	HILLSBORO AIRPORT (PORT)	HILLSBORO	Washington	39.22	0.00	5.07	0.00	0.00		0.00		0.00		0.00	5.07	0.00%	12.93%	39.22	34.15	YES			1		B	B	C	A	A	A	A	L	YES				YES			YES		68		
2	3		C, D, H, stc. marine	TIME OIL CO	PORTLAND	Multnomah	43.50	0.00		35.32	2.21		0.24		4.47		37.62		86.48%		5.88	25.00	C			2		A	B	A	B	A	A	A	S						YES				2		
4	3		C, D, H	ESCO CORP	PORTLAND	Multnomah	37.62	0.00		0.00	0.00		0.00		13.78	4.29	5.10	4.29	13.57%	11.40%	23.13	33.33	C			6	3	A	B	A	A	A	A	A		NO						YES			4		
5	3		C, D, H	ATOFINA CHEMICALS INC	PORTLAND	Multnomah	59.76	0.00		5.49	8.87	13	0.49		13.78		11.05	13	18.49%	21.76%	48.71	46.76	C			6		A	B	A	A	A	B	B		NO	YES							5			
6	3		D	MC CORMICK & BAXTER CREOSOTING	PORTLAND	Multnomah	42.39	0.00		4.57	2.24	8	1.10		6.97		8.27	9	19.50%	21.23%	34.12	33.39	C			1		A	B	A	B	A	A	C		NO	YES								6		
7	3		C, Marine	WEST HAYDEN ISLAND (PORT)	PORTLAND	Multnomah	472.00																					A	B	A	C	C	A	B		YES				YES			YES		7		
10	3		Aviation	SW QUAD (PORT)	PORTLAND	Multnomah	212.56	0.50	0.00	0.07	106.63	53	0.99		28.35	5.11	118.82	59.10	55.90%	27.80%	93.74	206.47	YES			5		B	A	A	B	C	A	B		YES					YES			YES		10	
15	3		D, H	BT PROPERTY LLC (UPS)	GRESHAM	Multnomah	51.45	0.00	0.00	0.00	5.14	9.77	0.00		5.36	0	9.10	9.77	17.69%	18.99%	42.35	49.45				4		A	A	A	A	B	A	A		NO							YES			15	
16	3		D, F, H	CERECHINO MICHAEL	GRESHAM	Multnomah	41.63	1.28	0.00	26.37	36.80	0	0.92		3.49	0	41.05	0	98.60%	0.00%	0.58	25.00				5		A	A	A	B	A	A	A		NO	YES									16	
17	3		D, H	TRIP - PHASE 3 (PORT)	FAIRVIEW	Multnomah	34.14	0.13	4.14	0.00	0.00		0.00		4.47	0	4.60	4.14	13.47%	12.13%	29.55	30.00				1		C	B	A	B	A	B	B	S							YES				17	
18	3		A, D, H	TRIP - PHASE 2 (PORT)	TROUTDALE	Multnomah	42.25	14.94	12.07	0.00	0.00		0.00		4.38	0	19.02	12.07	45.00%	28.57%	23.24	30.18				2		A	A	A	A	B	B	C	S							YES					18
19	3		A, D, H, I	TRIP - PHASE 2 (PORT)	TROUTDALE	Multnomah	81.10	26.34	19.64	0.00	0.00		0.00		20.46	0	39.92	19.64	49.22%	24.22%	41.18	80.34				1		A	B	A	A	B	B	C	S							YES					19
23	3		F	MT HOOD COMMUNITY COLLEGE	TROUTDALE	Multnomah	38.40	0.00		0.00	0.00		0.00		12.72	1	12.72	1	33.13%	2.60%	25.68	37.40	X			3		A	A	B	A	C	B	B		NO					YES						23
24	3		D, F	JOHNSON E JEAN	GRESHAM	Multnomah	37.17	0.00		0.00	0.00		0.00		3.34		3.34		9.00%		33.82			YES		1		B	C	B	A	C	B	B		YES	YES									24	
25	3		D	JONAK LESTER JR	GRESHAM	Multnomah	34.22	0.00		0.00	0.00		0.00		12.70	7.15	12.70	7.15	37.12%	20.89%	21.52	27.07			YES		1		C	C	B	B	C	B	B		N/A	YES									25
26	3		D	DANNAR CHARLES	GRESHAM	Multnomah	27.93	0.80	0.00	0.00	0.00		0.00		5.90	0	6.26	0.00	22.43%	0.00%	21.66	27.93		YES		1		C	C	B	A	C	B	C		N/A	YES										

Site ID	Preliminary Tier	State Certified	Traded-Sector Industry	Owner/Site	Location	County	Gross Acres	Wetlands (RLIS)	Wetland Acreage (Jurisdictions)*	Flood 96 Acres (RLIS)	FEMA Flood AC (RLIS)	Floodplain AC (Jurisdictions)*	Streams AC (RLIS)	Stream AC (Jurisdictions)*	7-25% Slope Acres (RLIS)	10-25% Slope Acres (Jurisdiction/RLIS)*	All Constraints (RLIS)	All Constraints (Jurisdictions)*	% Constraints (RLIS)	% Constraints (Jurisdictions)*	Net Developable Acreage (RLIS)	Net Developable Acreage (Market Knowledge)*	Use Restriction	Brownfield	Annexation Required	Number of Taxlots	Number of Owners	Sewer Score	Water Score	Storm Score	Surrounding System Quality	Access to Interstate Highway	Access to Freight Route (Roadway)	Access to Freight System (All Modes)	Currently for Sale/Lease	Willing to Transact	Private Ownership	Investor	Public	User	Site ID	
36	3		B, C, D	TIGARD SAND & GRAVEL SITE	TUALATIN	Washington	296.88	9.33		0.00	0.00		1.02		163.71		168.78		56.85%		128.10			YES	15	3	C	C	B	C	B	A	A		NO				YES	36		
37	3		D	ORR FAMILY FARM LLC	SHERWOOD	Washington	96.26	4.20		0.00	0.00		0.00		49.60		53.42		55.50%		42.84			YES	1		C	A	B	C	B	B	A		NO	YES					37	
47	3		D, F	CRANFORD JULIAN F & SHARON D	HILLSBORO	Washington	28.51	0.44	0.44	0.55	2.32	0.52	0.00	0.50	5.63	0.47	7.93	1.22	27.82%	4.28%	20.57	27.29				1		C	B	B	A	A	A	A		NO	YES					47
59	3		C, D, H	COFFEE CREEK INDUSTRIAL AREA - site 2	WILSONVILLE	Washington	46.37	0.00	0.00	0.00	0.00	0.00	0.00		0.10		0.10	0	0.22%		46.27			YES	12	8	B	B	A	B	B	C	B		NO	YES					59	
60	3		C, D, H	COFFEE CREEK INDUSTRIAL AREA - site 3	WILSONVILLE	Washington	29.65	0.00	0.00	0.00	0.00	0.00	0.00		2.60		2.60	0	8.77%		27.05		X	YES	10	7	B	A	A	B	B	C	C		NO	YES					60	
61	3		C, D, H	COFFEE CREEK INDUSTRIAL AREA - site 4	WILSONVILLE	Washington	48.56	0.00	0.00	0.00	0.00	0.00	0.00				0.00	0	0.00%		48.56			YES	12	8	B	A	A	B	B	C	A	C		NO	YES					61
64	3		D	WOODFOLD-MARCO MFG INC (East Oak St)	FOREST GROVE	Washington	25.46	0.00		0.00	0.00		0.00		0.00		0.00		0.00%		25.46				2	2	B	B	A	C	A	C		NO	YES					64		
65	3		D	WOODFOLD-MARCO MFG INC (West Oak St)	FOREST GROVE	Washington	53.93	0.02		0.00	0.00		0.00		0.00		0.02		0.04%		53.91				5		B	B	C	A	C	A	C		NO	YES					65	
100	3		A, B, D, F	HOLZMEYER RICHARD HENRY ET AL	FOREST GROVE	Washington	111.37	0.00		0.00	0.00		0.00		11.63		11.25		10.10%		100.12			YES	1		C	--	B	A	C	C	B		N/A	YES					100	
101	3		A, B, F	VANROSE FARMS and VANDERZANDEN	HILLSBORO	Washington	270.5	18.45		9.08	27.34	22.85	12.14		29.99	23.41	35.77	45.67	13.22%	16.88%	234.73	224.83		YES	2	2	C	B	B	B	C	B	B		YES	YES					101	
104	3		A, B, F	HILLSBORO URBAN RESERVES (Aggregate)	HILLSBORO	Washington	320	0.00	0.00	0.00	14.96	9.24	0.00		4.54	1.36	19.50	10.60	6.09%	3.31%	300.50	309.40		YES	9	8	C	B	B	C	C	B	B		YES	YES					104	
109	3		A, D, H	MORSE BROS INC	TUALATIN	Washington	85.31	3.98		0.00	0.00		0.00		21.26		23.59		27.65%		61.73		C	YES	7		A	A	A	C	C	C	B		NO				YES	109		

* These columns indicate that environmental constraint information was provided by jurisdictions, Port of Portland, or Group Mackenzie knowledge and are not from Metro RLIS data. These columns supplement the previous RLIS columns. Net developable acreage (market knowledge) supplements the net developable acreage (RLIS) column.

** Indicates a seller is willing to transact but not within in tier 1 timeframe of 180 days.

TRADED-SECTOR INDUSTRY:

- A: Regionally to nationally scaled clean-tech manufacturer**
- B: Globally scaled clean technology campus**
- C: Heavy industrial/manufacturing**
- D: General manufacturing**
- E: Food processing
- F: High-tech manufacturing or campus industrial**
- G: Regional (multi-state) distribution center
- H: Warehouse/distribution**
- I: Portland regional distribution center**
- J: Call center/business services
- K: Data centers
- L: Rural/frontier industrial

Data has been sourced from Metro’s Regional Land Information System (RLIS).

Data has been supplemented and reviewed by local jurisdictions.

Group Mackenzie has based Infrastructure and Transportation service rankings on publicly available plans and documents and input from local jurisdictions.

Ranking methodology is described in Rating Methodology V 2.0 – September 15, 2011.

Tiering of individual sites is based on October 5, 2011 Tiering Matrix v 4.0.

Data is deemed reliable based on sources. Group Mackenzie does not assume liability for the accuracy and completeness of information.