



## Industrial Development Backgrounder

2017

### Development

The Port of Portland acquires, preserves and manages a large portfolio of land suited to transportation, manufacturing, and logistics and is one of the region's largest developers of industrial and business parks.

### Connectivity

Within its 10,000 acres of property holdings, the Port oversees five business parks that offer businesses fast, efficient access to markets via nearby airports, deep-draft marine terminals, transcontinental rail lines, interstate freeways, and a river system that stretches from the Pacific Ocean to Idaho.

### Environment

Port also manages 720 acres of wetlands and natural resources. A recreational trail at Rivergate and Troutdale Reynolds Industrial Park accommodates pedestrian and bicyclists. New developments include open space, wetlands and related efforts to protect wildlife and natural resources.

### Economic Impact

The most recent economic impact study shows that Port properties hosted nearly 31,000 jobs and generated \$1.5 billion in income.

### Rivergate Industrial District – 2,800 acres

*Located at the confluence of the Columbia and Willamette Rivers, nine miles northwest of downtown Portland, Rivergate serves as Oregon's primary gateway for international trade and is Portland's largest industrial park, with ready access to I-5.*

- 2,800 acres of warehousing, distribution, manufacturing and processing facilities with more than 13 million square feet of buildings.
- Terminals 5 and 6 located within Rivergate, serve as the primary docks for container cargo, autos, grains and mineral bulk exports.
- Served by BNSF and Union Pacific transcontinental railroads.
- Regional distribution hub to Columbia Sportswear, Keen Footwear, Subaru and many other international and domestic companies.

### Troutdale Reynolds Industrial Park – 700 acres

*In close proximity to I-84 and I-205, the property is adjacent to the Troutdale Airport.*

- Second phase of development is underway, will bring nine new lots to market on 184 acres. First lots in this phase available in 2016.
- Home to FedEx Ground's \$129 million, 471,000-square-foot regional distribution hub on 78 acres. Expansion of the hub continues.
- Former Reynolds Metals site now transformed into a thriving jobs center for distribution, logistics and manufacturing.
- Won 2010 Phoenix Award for the top brownfield redevelopment project in nation.

### Portland International Center – 458 acres

*Located directly adjacent to the Portland International Airport along I-205.*

- Largest mixed-use master planned business park in the state.
- Excellent visibility and highway/airport access to businesses.
- Class "A" office space, lodging, flex-space warehousing, and light manufacturing.
- Cascade Station, 120 acres of retail and office space, served by MAX light rail. Major retailers include IKEA, Target, Best Buy and Sports Authority.

### Swan Island Industrial Park/Port Center – 430 acres

*Located next to I-5 and 4.5 miles from downtown Portland.*

- Major corporate center, hub for distribution, warehousing, and manufacturing.
- Approximately 170 businesses including Daimler Trucks, United Parcel Services, Vigor Industrial and Columbia Distributing.
- Served by Union Pacific Railroad.

### Gresham Vista Business Park – 221 acres

*Located less than a mile from I-84 in Gresham, Oregon. Port acquired the property from LSI Logic Corp, Inc. in 2011.*

- Eight general industrial lots on 203 acres.
- One seven-acre commercial and one seven-acre mixed use lot.
- Partnership with the City of Gresham to attract investment and job creation.
- Port closed on the first industrial property sale in September 2015 for a 600,000 square-foot Subaru master distribution center for auto parts logistics
- Enterprise zone and expedited permitting.

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