

# GV5

## BUILD THE FUTURE HERE

INDUSTRIAL BUILD TO SUIT OPPORTUNITY

GRESHAM, OREGON



Jones Lang LaSalle Brokerage, Inc.



SPECHT



JLL



# CULTIVATING THE WAY THE WORLD IS BUILT

The Port of Portland (“Port”) has selected the Specht GV5 Team as Master Developer of Lot 5 at Gresham Vista Business Park (“GV5”), to develop a critical site for the advancement of the region’s economic future. The Specht GV5 Team includes a diverse range of developers, contractors, architects, and brokers, working together to accomplish their collective diversity, equity, and inclusion goals.

One of few remaining large blocks of shovel-ready land in the Portland MSA, GV5 provides the ultimate build to suit opportunity to meet the needs of multiple user types and sizes. The preliminary concepts have been strategically developed to accommodate multiple small users, several medium users, or one large single user.

For industrial occupiers looking to be located near innovation and talent, the proposed project’s design incorporates state-of-the-art build-to-suit solutions scalable to over 819,000 square feet.

The initial GV5 site plan thoughtfully incorporates popular features and amenities to create a campus type environment, including activated outdoor common areas, integrated landscaping and walking paths for pedestrian circulation, perimeter jogging path and a food truck plaza.

Business friendly tactics, tools and incentives are available to assist eligible companies who are willing to invest in Gresham and programs such as the Enterprise Zone, Oregon

Strategic Investment Program and System Development Charge Incentives programs will be made available. Additional discretionary pro-development resources are available through Business Oregon made available to qualified users.

To support employers with talent recruitment and the development of quality jobs, The City of Gresham is developing a jobs resource guide to identify community partners who will work together to assist in the recruitment of a skilled and diverse workforce, the implementation of job and technical training, mentorship programs and professional development.

## GV5

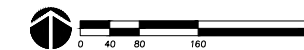
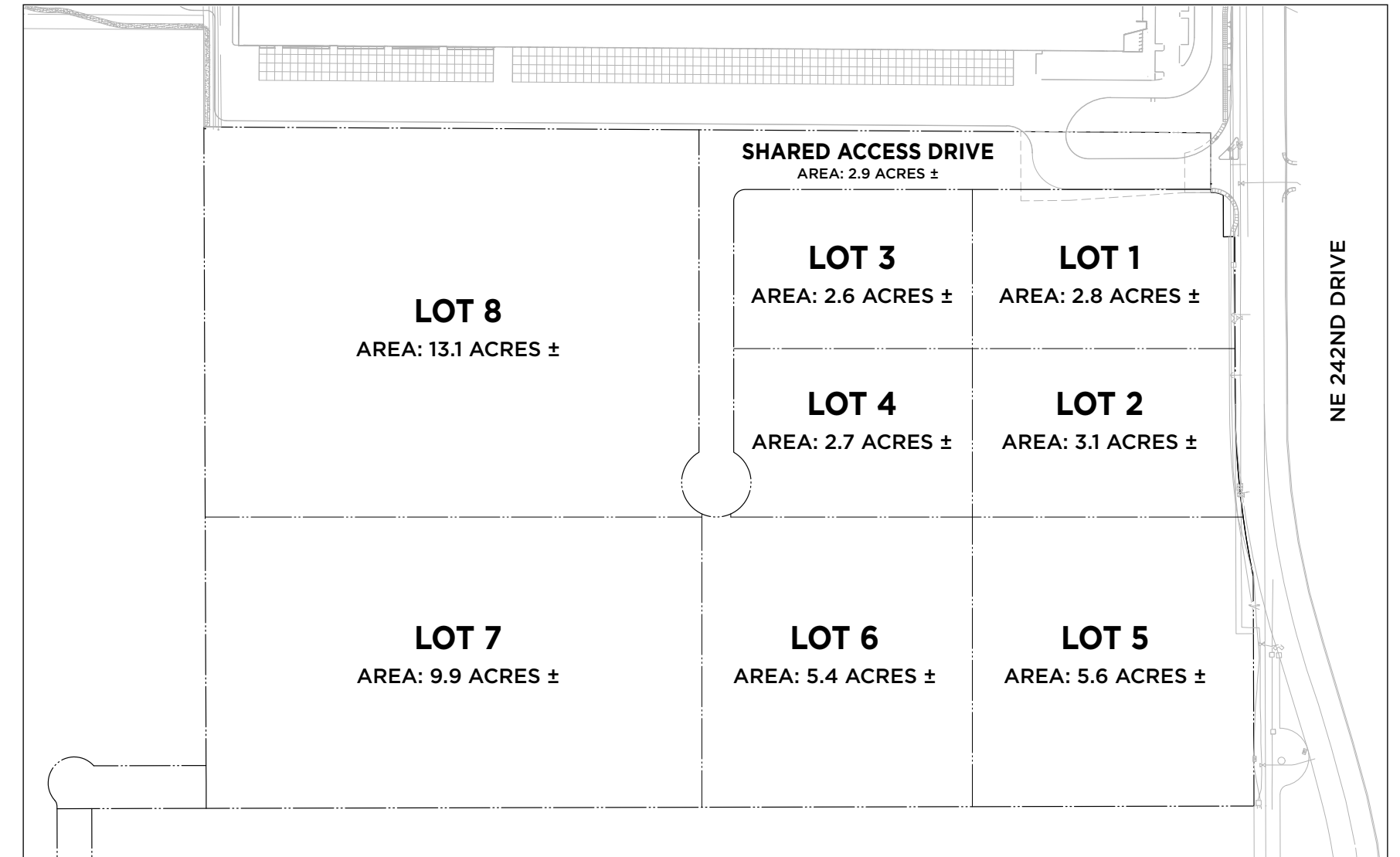
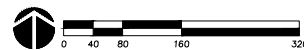
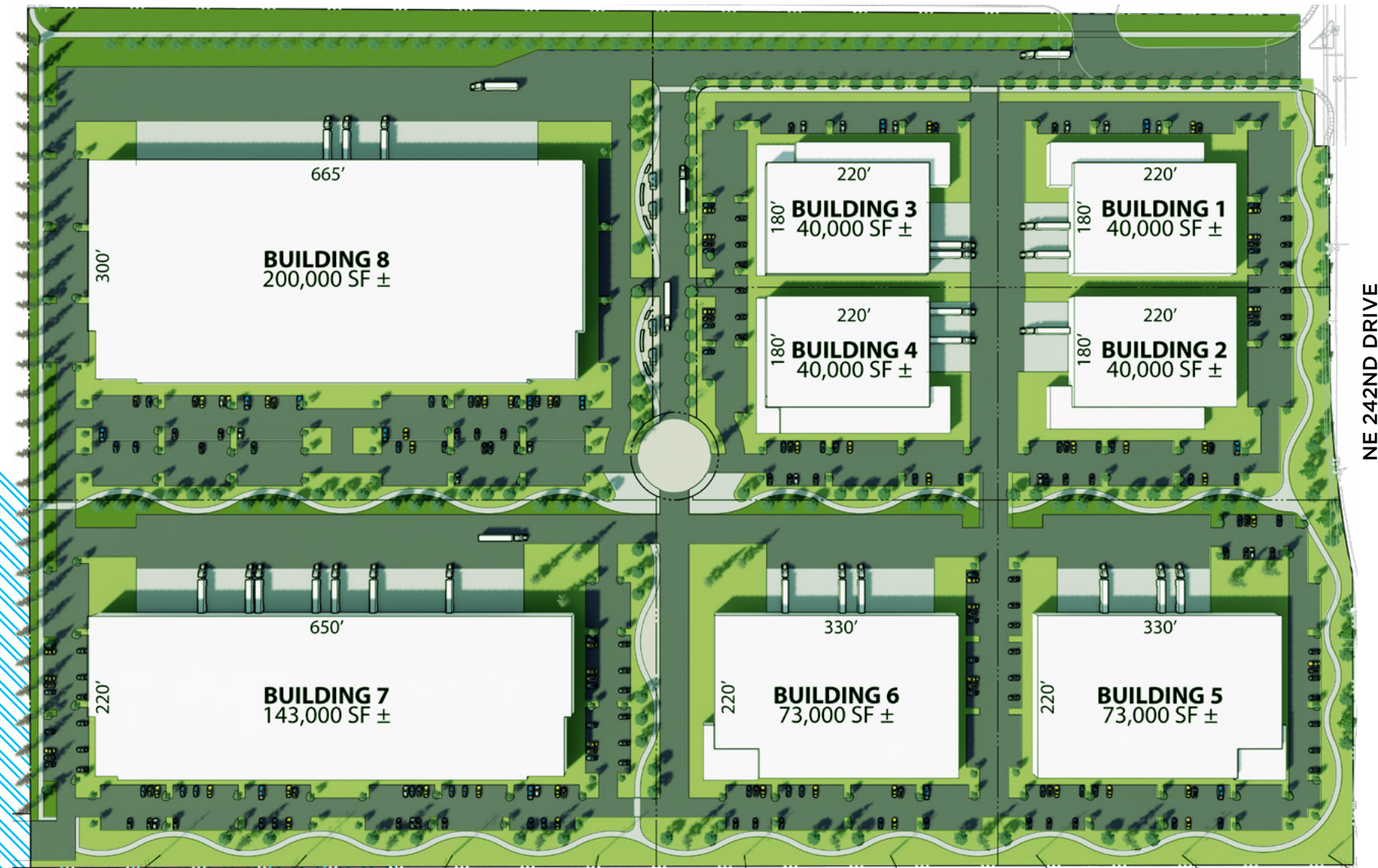
UP TO  
**819,000**  
TOTAL SQUARE FEET

ON  
**48 ACRES**

LOCATED  
**15 MILES**  
FROM DOWNTOWN  
PORTLAND

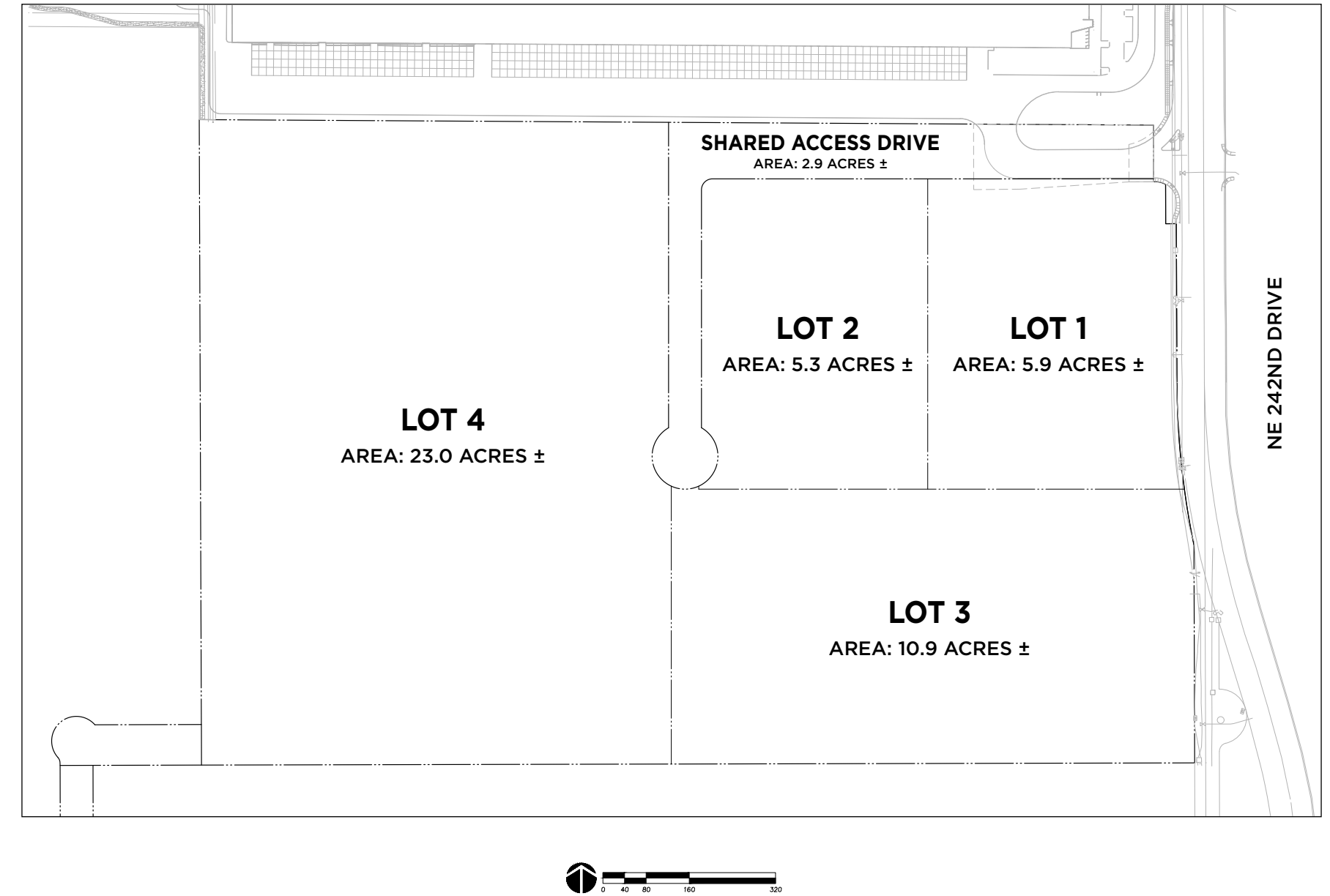
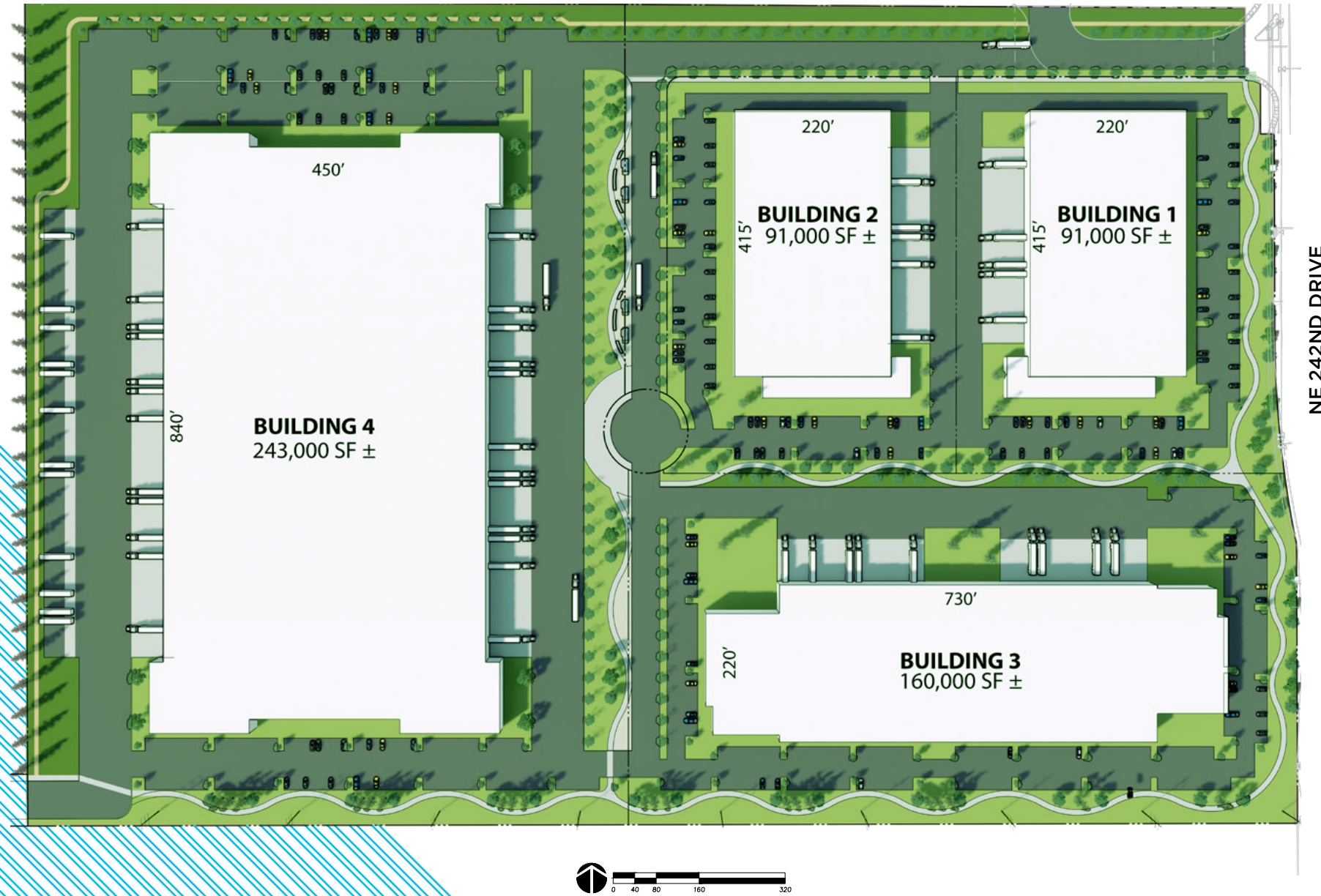
# FLEXIBLE

MULTIPLE USER // SCENARIO A



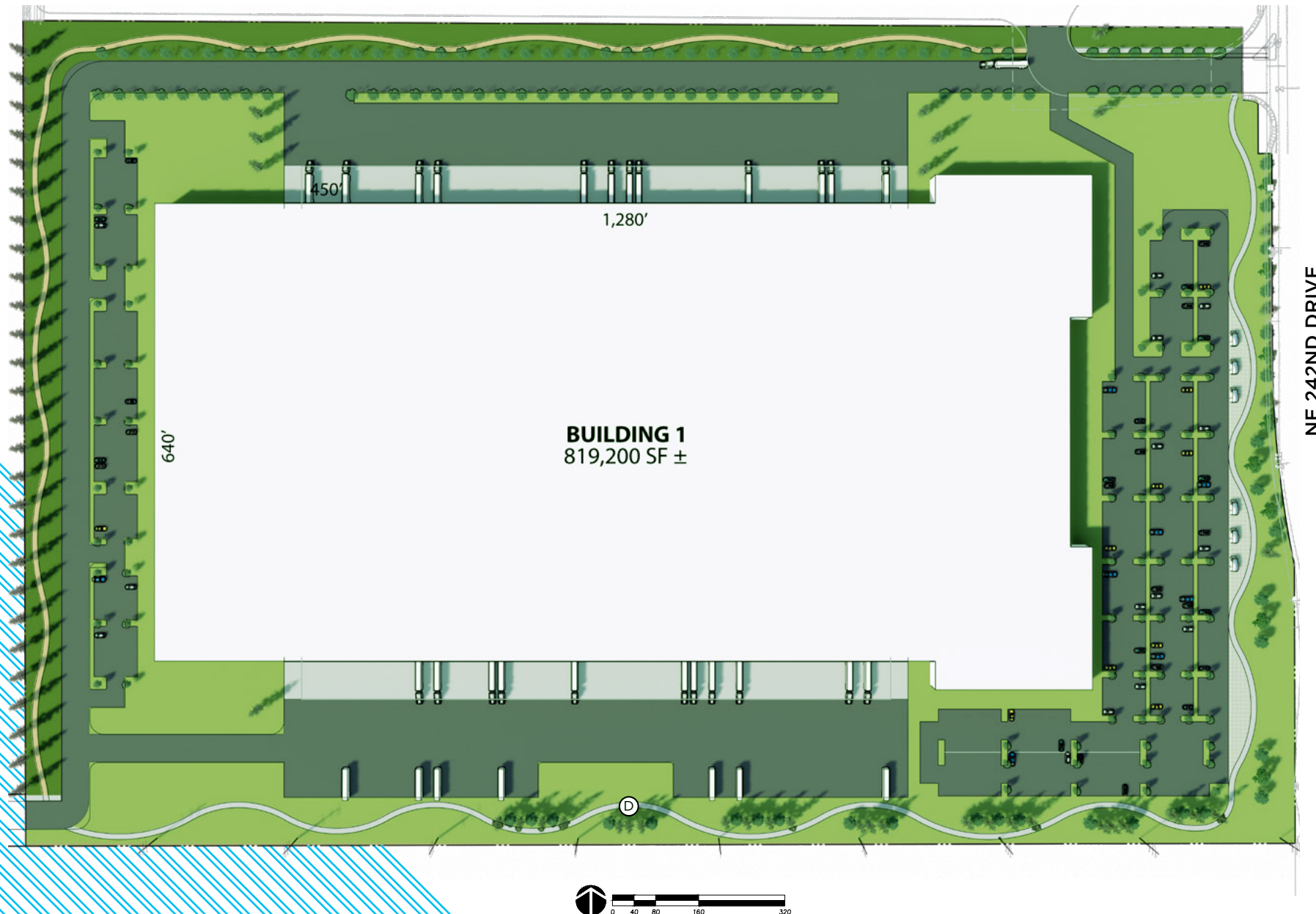
# FEASIBLE

MULTIPLE USER // SCENARIO B

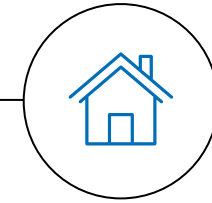


# FUNCTIONAL

SINGLE USER SCENARIO



# REGIONAL DEMOGRAPHICS



LIVING

2.53M

TOTAL REGIONAL POPULATION

38.4

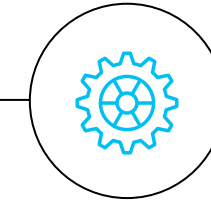
AVERAGE AGE

\$423,000

MEDIAN HOUSING COST

\$77,838

AVERAGE DISPOSABLE INCOME



CREATING

25%

COLLEGE GRADUATES

1.2M

TOTAL REGIONAL EMPLOYEES

69K

# REGIONAL MANUFACTURING EMPLOYEES

40K

# REGIONAL ENGINEERS



EXPLORING

1.75

HOURS TO THE COAST

1.50

HOURS TO MT. HOOD

OVER

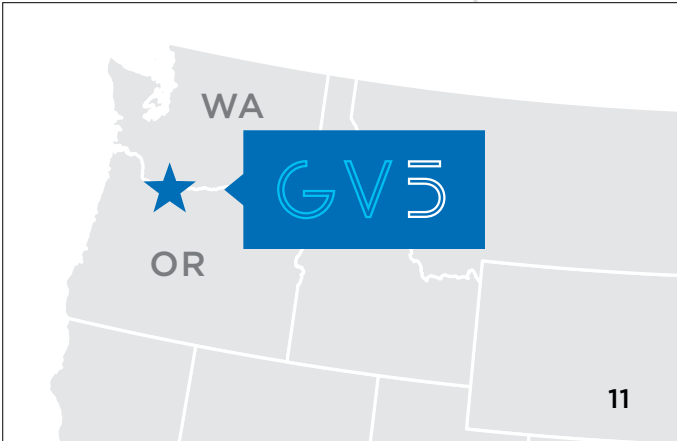
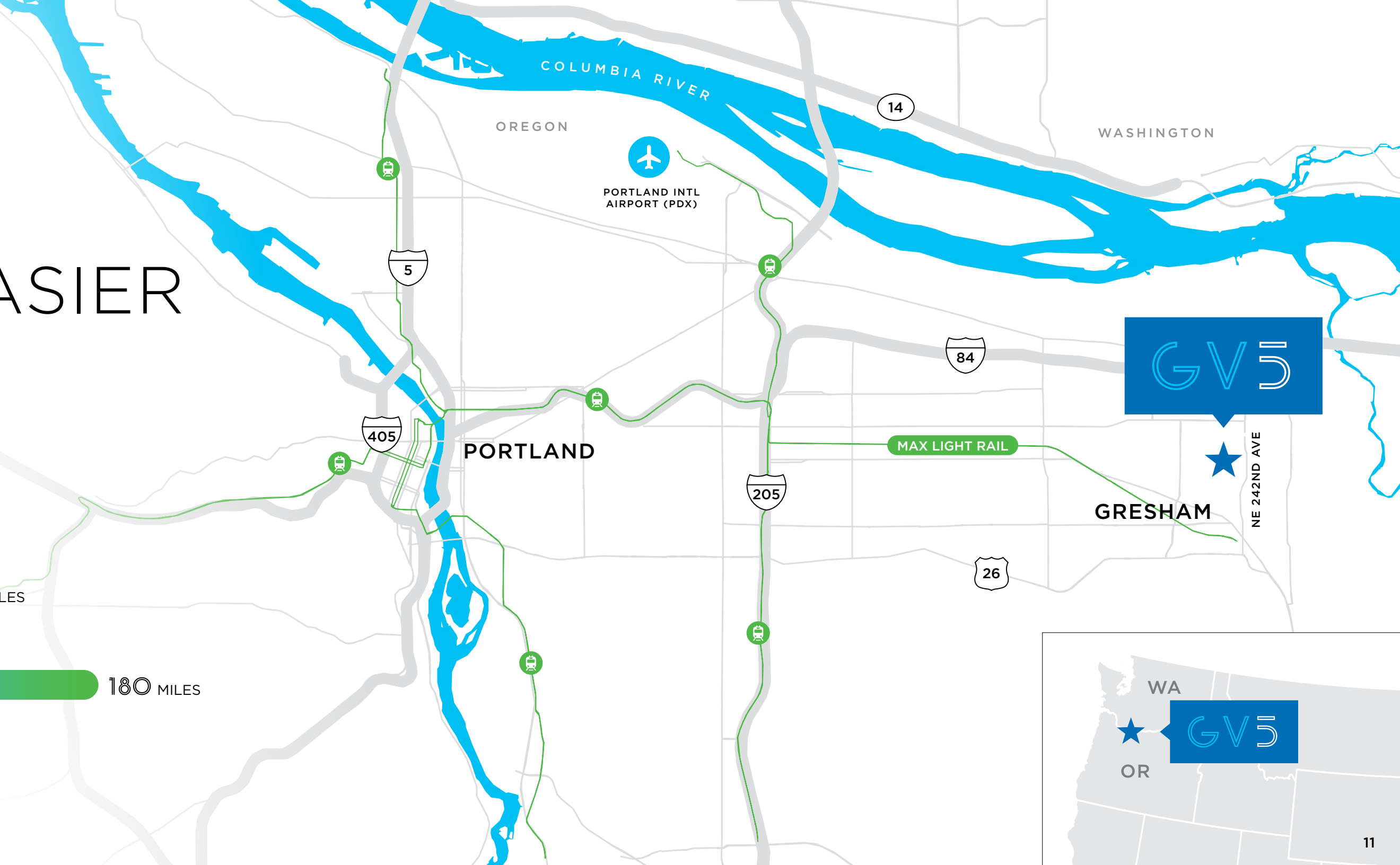
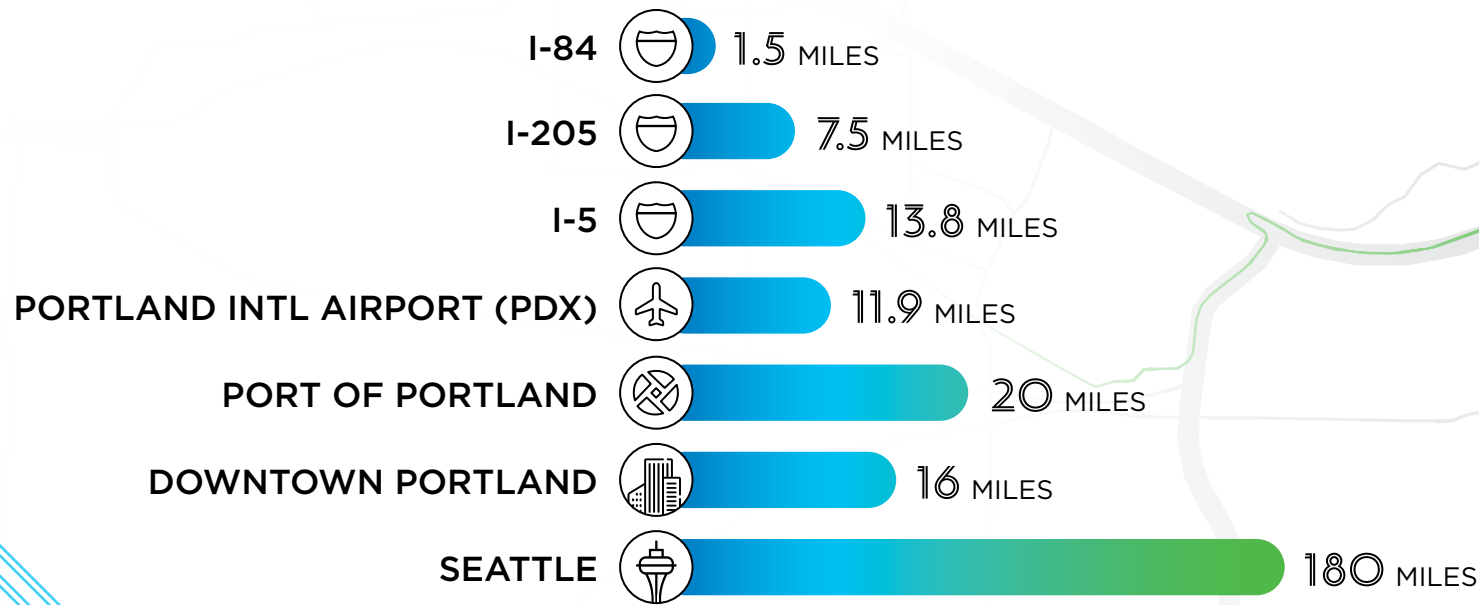
1,000

HIKING TRAILS

#1

MOST PET FRIENDLY STATE IN THE US

# GETTING FROM POINT A TO POINT B HAS NEVER BEEN EASIER





## CONTACT US

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