

WELCOME

McMinnville
BUSINESS
LEADER
QUARTERLY FORUM

2025 Schedule

Q1 – February 13

Q2 – May 8

Q3 – August 7

Q4 – November 13



NEW SITE OPPORTUNITIES



McMinnville Business Leader Forum
Q1: Site Selection, Industrial & Commercial Development
February 13, 2025

Site Selection Panel

- **Curt Arthur** (SVN Commercial Advisors)
- **Beth Barnes** (CJB Holdings LLC)
- **Tyler Collins** (Macadam Forbes)
- **Clayton Madey** (Macadam Forbes)
- **Mary Martin Miller** (Miller Consulting Group, LLC)
- **Melissa Murphy** (Business Oregon, Business Recruitment)
- **Sam Thomas** (Business Oregon, Industrial Lands Specialist)
- **Mike Wenz** (Linfield University)

SVN Commercial Advisors

Curt Arthur, SIOR | Managing Director

Chair, SVN Advisory Board and Industrial Product Council

Regional Director, Society of Industrial & Office Realtors

4160 Commercial Street SE | Salem, OR 97302

Office 503.588.0400 | Cell 503.559.7990

curt.arthur@svn.com





Industrial Look at Yamhill County and McMinnville

Yamhill County

McMinnville

Market Size:

4,800,000 SF

2,400,000 SF

Vacancy:

1.4%

0.5%

2024 Sales Activity:

\$24,200,000 ↑

\$9,300,000 ↑

2024 Leasing Activity:

179,706 SF

0

Average Rent Per SF:

\$.85 to \$1.25

NA

Average Sale Per SF

\$95

\$138

Land Cost:

\$190,000 to \$450,000/a

\$260,000 to \$450,000/a

Business Oregon

Sam Thomas

Industrial Lands Specialist

(971) 345-1639 cell

Sam.THOMAS@biz.oregon.gov

Melissa Murphy

Business Recruitment Officer

(503)983-8857 cell

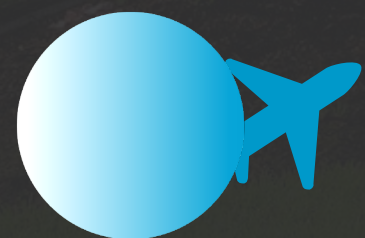
Melissa.murphy@biz.oregon.gov



A GATEWAY TO THE WIDER US AND GLOBAL MARKETS

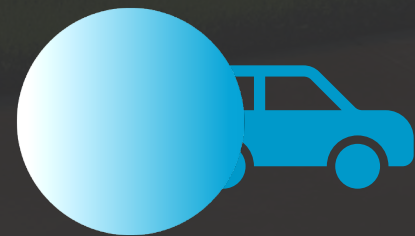
Oregon is located in a prime position on the West Coast of the United States.

Its access to the Pacific Rim with seamless connections to bordering states and Asia, make it a key location for Foreign Direct Investment.



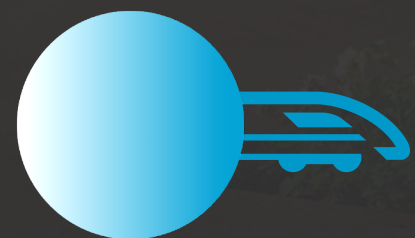
Short flights

To key locations (LA, SF, Seattle, San Jose, Oakland etc.)



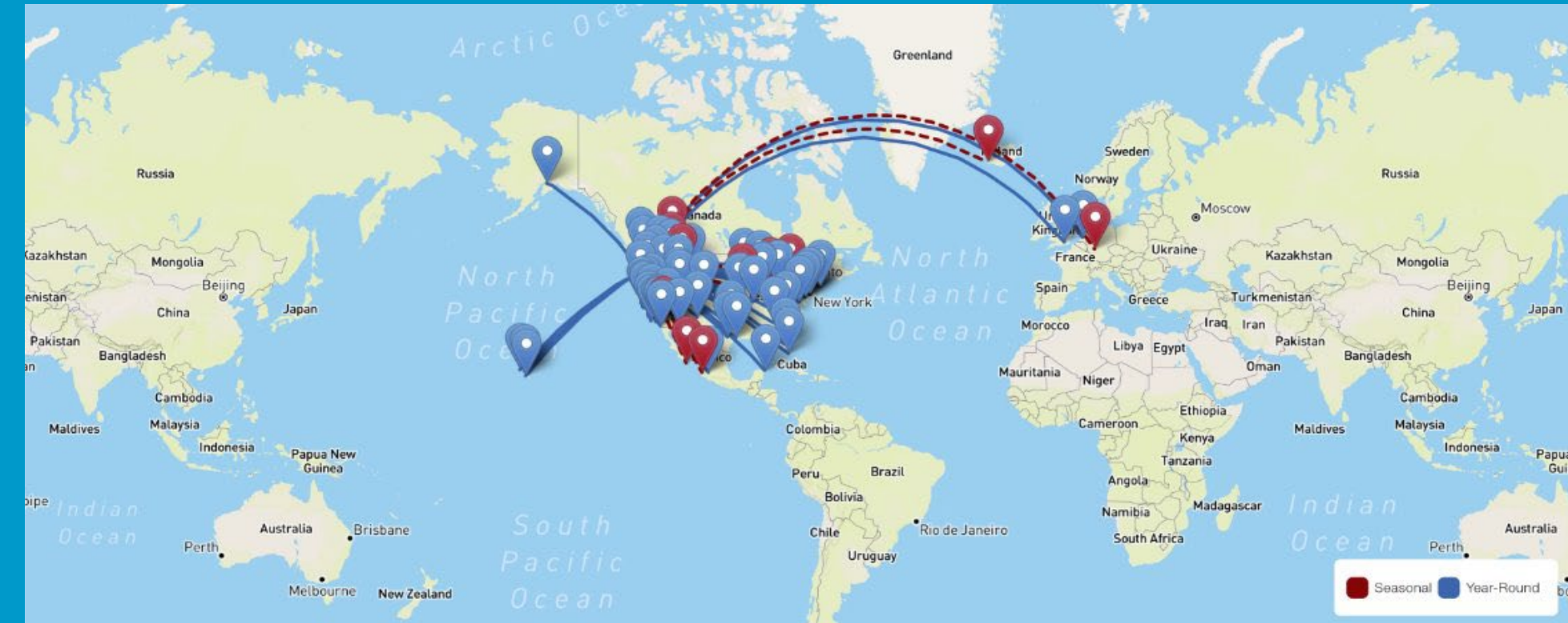
3 hour drive

To Seattle, 10h to San Francisco

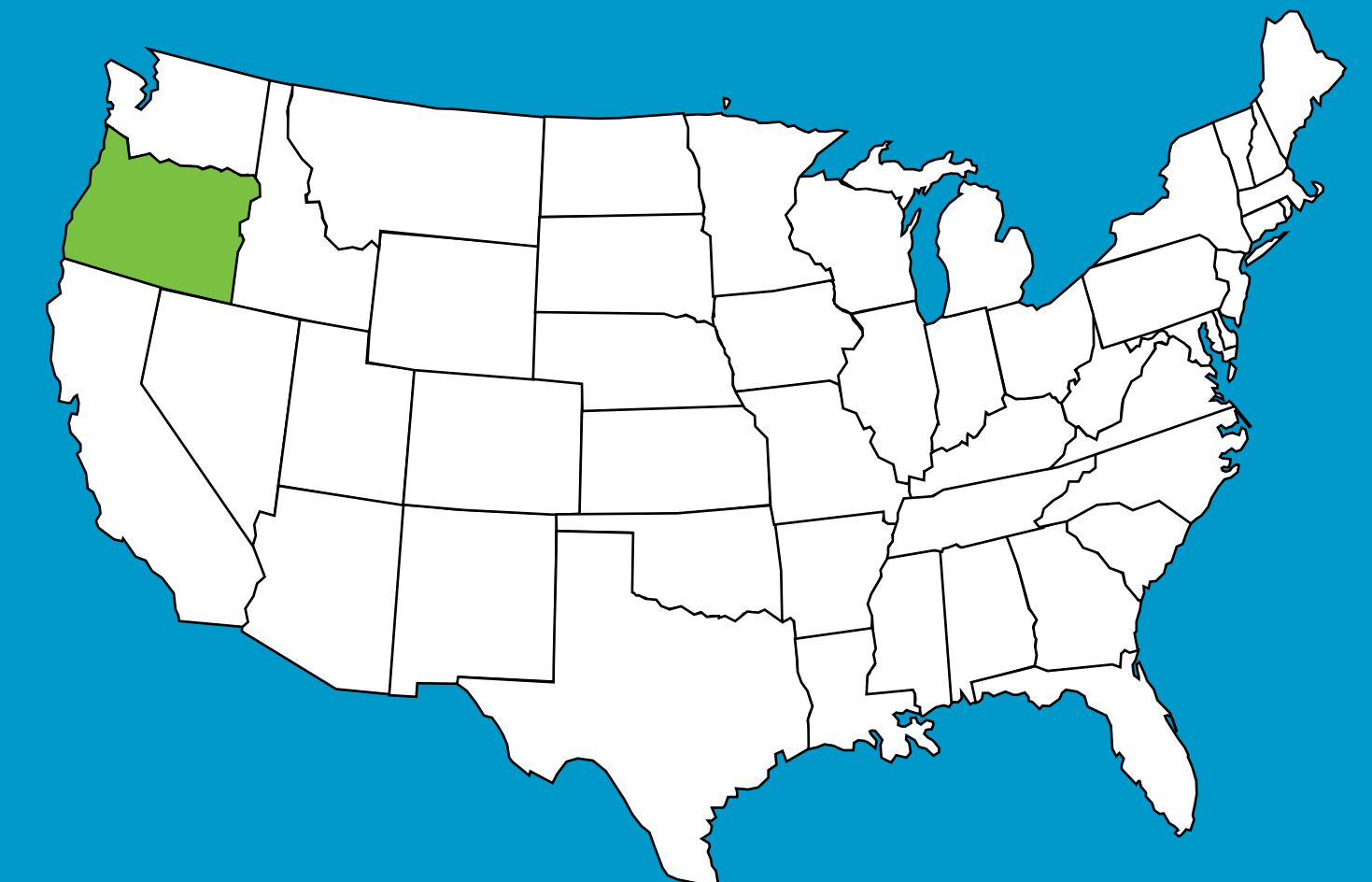


By rail

3.5 hours to Seattle, 8 hours to Vancouver



|| Non-stop flights





WEST COAST DAILY FLIGHTS FROM PORTLAND

- || 11 daily flights to San Francisco
- || 11 daily flights to Los Angeles
- || 21 daily flights to Seattle

A STRATEGIC WEST COAST LOCATION

Oregon offers a strategic location on the US West Coast: service California and Washington from Oregon and capitalize on direct export routes to Asia, Canada and Mexico.

- || Oregon sits between two of the US’ largest economies: California and Washington. Service these strong consumer markets from a lower cost base

WA

\$829 bn GDP

7.8m pop

OR

\$320bn GDP

4.2m pop

CA

\$3.98 tn GDP

39m pop

Lower cost of living

- || 19% lower cost of living in Oregon than California: 32% lower housing cost
- || No sales tax vs 6% in California, 6.5% in Washington

Lower labor cost

- || 26% lower average wage than California, 27% lower than Washington
- || 27% lower manufacturing wage than California

	Weekly wage	Manufacturing weekly wage
Oregon	1,362	1,817
California	1,844	2,504
Washington	1,857	2,011

ECONOMY SNAPSHOT

10th
Largest

State by land area

in the United States,
with a population of
4,237,256 residents

Key highlights

Business & Economy

|| **120,704**

Total Employer Establishments indicating a diverse and active business environment, with a range of industries and opportunities.

Education

|| **36.3%**

Of Oregon's population (25 years or older) have a bachelor's degree or higher. This is above the US average and means businesses have access to a skilled and knowledgeable workforce.



Low cost of doing business

Compared to neighboring states.

|| **\$7.98** (Dollars per Thousand Cubic Feet)

Compared to neighbouring states, Oregon has relatively low industrial natural gas costs ranking 2nd to only Idaho.

|| **\$0.075** (Industrial Electricity cents/kwh)

Oregon ranks amongst the top 22 states for low electricity costs. Amongst neighbouring states Oregon ranks 3rd after Washington and Utah.

|| **\$0.89** (Workers compensation insurance rate per \$100)

Oregon is just below the 2024 average worker compensation rate (\$0.90) and ranks in the top 20 states with the lowest rates.

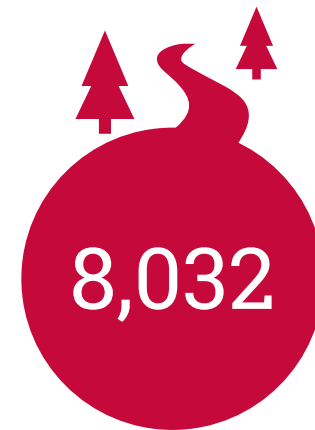
PREMIER INFRASTRUCTURE & LOGISTICS

Oregon has long been a leader in infrastructure.

With a rich history of infrastructure excellence, such as implementing the nation's first gas tax, piloting a road usage charge program, and offering the first interurban electric rail service in the country.



Commercial
airports



Interstate
freeways
8,032 miles of
highways (89% in
good condition)



Miles of freight
railroads



Major seaports
3 container ports

2nd

Ranking nationally for
transport infrastructure



Industrial Land Readiness Programs Overview

Certified Shovel Ready Program – *owner investment*

Regionally Significant Industrial Sites - *income tax reimbursement on investment*

SB4 Industrial Land Loan Fund– *\$10 million in forgivable loans – approx. \$1.1 million remaining. 5 projects awarded to date*

HB 2349 and HB 2411 - *before legislature for additional \$10M to \$40M in industrial land loan fund - repayable*

Summary Listing of RSIS Designated Sites and Project Details

Applicant	Site Name	Acres	Projected Cost	Estimated Jobs
Port of Portland	TRIP Phase 2	184.0	\$16,623,175	3,500
Port of Morrow	East Beach Ind. Park	982.0	\$7,979,490	800
City of Hillsboro	Hillsboro Tech Park	822.0	\$34,516,759	9,000
City of Madras	Madras Airport	1,146.0	\$27,747,500	1,000
City of Pendleton	Pendleton UAS Range Phases 3,4,5	302.0	\$18,231,400	300
Klamath County	WESGO	70.8	\$2,020,000	150
City of Waldport	Waldport Ind. Park	100.00	\$15,331,151	1,342
City of Scappoose	Scappoose Ind. Park	553.8	\$28,365,986	3,765
City of Redmond	South Redmond Track LLI	789.0	\$42,009,454	6,512
Klamath County	Zbindn	86.0	\$3,787,500	150
City of Millersburg	Millersburg Ind. Area	403.0	\$68,748,927	2,100
City of Wilsonville	Wilsonville Ind. Area	809.13	\$299,240,000	5,609



Oregon Prospector

www.oregonprospector.com

State of Oregon

PROPERTY SEARCH

EXPLORE COMMUNITIES

COMPARE COMMUNITIES

WORKFORCE

Sign In/Add Properties | Help

Location

All Properties

Size

Sale / Lease

All Filters

New Search

♥ Saved Results 0

businessoregon

Property Results

969 total Properties

Sort By: Featured

PDF

Excel

Print

Share


< Expand Map

<< Previous

1 - 30 of 969 Results

Next >>

Featured



Vacant Land

Wada Property.

Address: 3019 SW 4th A...

City: Ontario

County: Malheur County

Zip Code: 97914


Min Size: 5 acres

Max Size: 75.30 acres

View Details

Compare

Featured



Vacant Land

Reeves Industrial...

Address: Hansard & Re...

City: Lebanon

County: Linn County

Zip Code: 97355


Min Size: 5 acres

Max Size: 47.30 acres

View Details

Compare

Featured



Industrial | Vacant Land

KEY SOUTH HILL

Address: Key Blvd

City: Milton-Freewater

County: Umatilla County

Zip Code: 97862

Min Size: 20 acres

Max Size: 178 acres

View Details

Compare

Map Layers

Show Properties

Search as I move the map

Map

Satellite

Lincoln City

Newport

Yakima

Spokane

Coeur d'Alene

Missoula

Boise

Nampa

Twin Falls

Winnemucca

Elko

Redding

Crescent City

Grass Valley

Medford

Yakama Indian Reservation

NEZ PERCE RESERVATION

Wallowa-Whitman National Forest

Salmo Nation

Map

Satellite

Pinpoint

Measure

Aa

By Address

Filter: Area

Filter: Radius

Filter: Drive Time

Keyboard shortcuts

Map data ©2023 Google, INEGI

Terms

CJB Holdings

Chris Barnes

503-662-7249

Beth Barnes

503-852-1135

cjbholdingsmac@gmail.com



2860 NE Rivergate – 3.28 acres

2860 NE Rivergate St.



Chris & Beth Barnes | 503-662-7249 | 503-852-1135 | cjbholdingsmac@gmail.com

2860 NE Rivergate St.

Phase One (2024): Construction begins on a **10,000 SF building** with **6 bays** in McMinnville's Industrial District.

Lease Availability: **3 bays** available, each **1,680 SF (28' x 60')**, with the option to combine multiple bays.

Features: **12' x 14' roll-up doors, 18' eave height.**

Timeline: Space available for lease **late spring 2025.**

Phase Two: Additional buildings planned for future development.

Macadam Forbes, Inc.

Clayton Madey, Broker

2 Centerpointe Drive, Suite 500

Lake Oswego OR 97035

D 503.972.7277

C 503.896.6286

clayton@macadamforbes.com

Tyler Collins, Broker

2 Centerpointe Drive, Suite 500

Lake Oswego, OR 97035

D 503-416-0088, O 503-227-2500

C 503-320-8487

tcollins@macadamforbes.com



1500 NE Colvin Court (28 acres): Rivergate Development



Miller Consulting Group, LLC

Mary Martin Miller, MBA, CCIM

Principal Broker/Owner

Direct: 503-740-9200

mary@millerconsultinggroup.net

www.millerconsultinggroup.net



MILLER CONSULTING GROUP, LLC

COMMERCIAL & INVESTMENT REAL ESTATE SERVICES



McMinnville Economic Development Partnership

Quarterly Business Leader Forum

2/13/25

Mike Wenz

Vice President for Finance & Administration

Linfield University South Edge Development Project

- 76-Acre undeveloped space at south edge of campus
- Contracted with Leland Consulting Group to prepare to market the space to potential developers.
- Goals:
 - Revenue-Generation
 - Synergy
 - Long-run flexibility



Questions

Thank You to Our Panelists!

We appreciate your time, insights, and contributions to today's discussion.

Have a question for our panelists?

Feel free to ask your questions in the chat or by raising hand button

Upcoming Events

McMinnville | ECONOMIC DEVELOPMENT
PARTNERSHIP



MEDP Event Calendar



Chamber Event Calendar

MEDP FOUNDING PARTNERS



THANK YOU TO OUR INVESTORS

Engineer Level



a Radius Recycling company



THANK YOU TO OUR INVESTORS

Fabricator Level



THANK YOU TO OUR INVESTORS



Fabricator Level



THANK YOU TO OUR INVESTORS

Fabricator Level



SOLID FORM

THANK YOU TO OUR INVESTORS



Conveyor Level



THANK YOU TO OUR INVESTORS



Collaborator Level

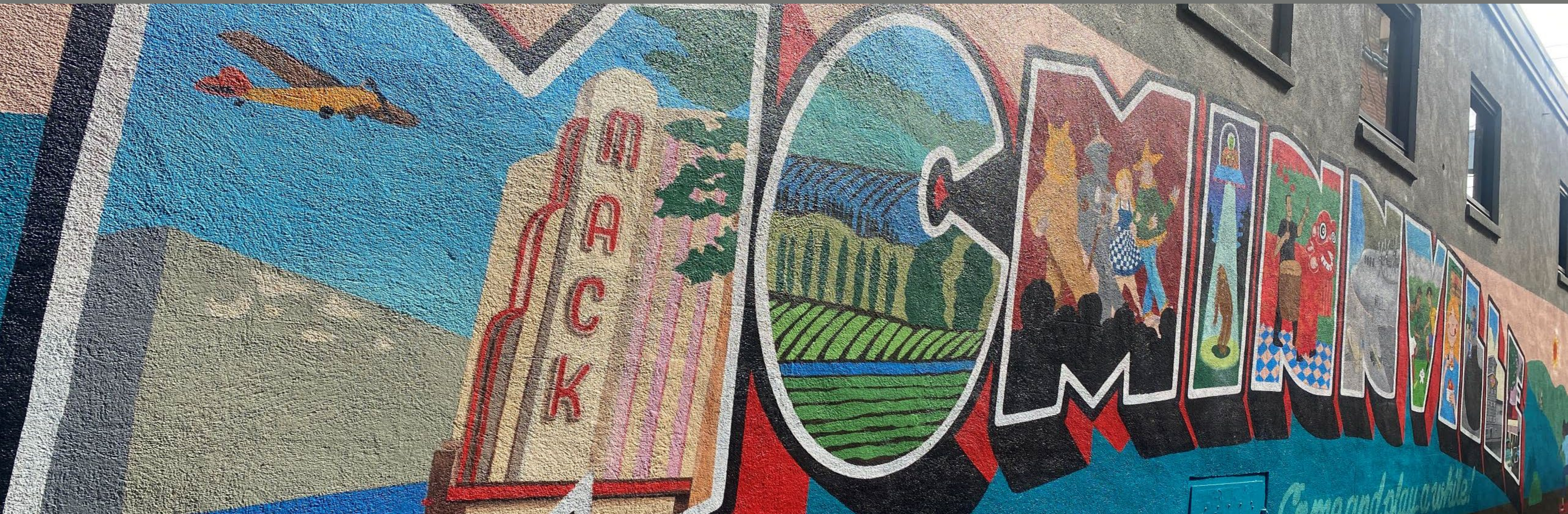


Cascade Employers Association
Unsurpassed resources for great employers



McMinnville

ECONOMIC DEVELOPMENT PARTNERSHIP



McMinnville | ECONOMIC DEVELOPMENT
PARTNERSHIP

ANNUAL REPORT

2023-2024



Scan the code for
MEDP's Annual Report

