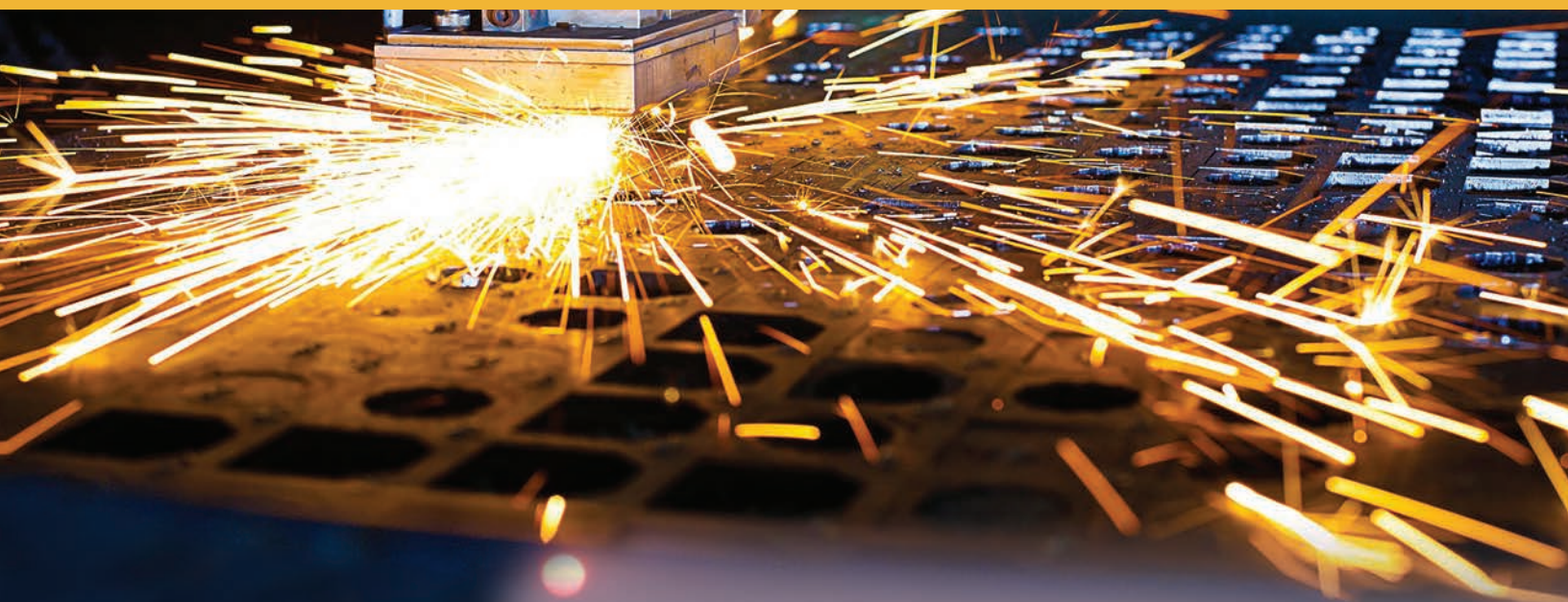




CITY OF WOODBURN, OREGON

ECONOMIC DEVELOPMENT



welcome to WOODBURN, OR

We are ready for your business!

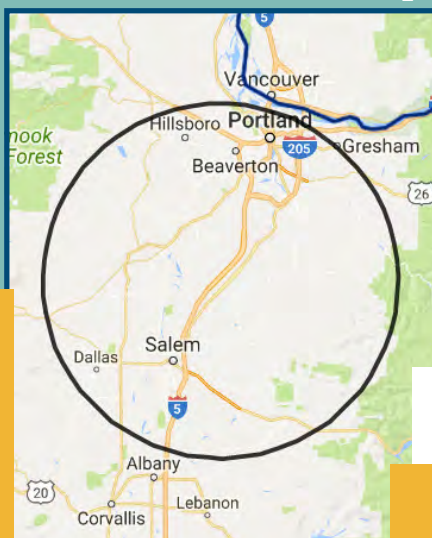
Woodburn has more than **200 acres** of land available for industrial and commercial development, plus commercial re-development opportunities. Woodburn is conveniently located along Interstate 5 30 miles from Portland (**35 minutes**) and 18 miles from Salem (**20 minutes**).

Why WOODBURN?

There are numerous advantages to a Woodburn location:

- **Woodburn** has a skilled, productive workforce
- **Woodburn** has excellent I-5 and Hwy 99 transportation access
- **Woodburn** has available development-ready industrial and commercial land
- **Woodburn** has local incentive programs and resources
- **Woodburn** offers workforce development and training programs through local colleges
- **Woodburn** has a knowledgeable, business friendly local government

30 Mile Commuter Map



Within a **30 mile** commute of Woodburn is a labor force of more than **1,000,000 workers** with diverse skills and qualifications from high tech, manufacturing, construction, warehouse distribution, agricultural, transportation/logistics and more.



SPECIALTY POLYMERS

WOODBURN, OR

LOCAL LABOR FORCE:

- Local Labor Force: **12,172**
- Unemployment Rate: **4.5%**
- Current Job Growth: **4.5%**
- Forecasted job Growth (over next 10 years): **41%**
- Graduation Rate: **85%**

DEMOGRAPHIC PROFILE

- Population: **25,896**
- Growth Since 2010: **11%**
- Median Age: **33**
- Median Household Income: **\$53,967**
- Average Commute: **30 miles**

PRIME DEVELOPMENT OPPORTUNITIES

INDUSTRIAL DEVELOPMENT:

- 188+ Acres Development-Ready Industrial Land
- Excellent I-5 Visibility
- Utilities in Proximity to Site
- Easy Freeway Access
- Skilled, Available Workforce
- 30+/- Miles to Portland Metro Area, PDX and Port of Portland
- 18+/- Miles to Salem and McNary Field
- 41% Forecasted Job Growth (Next 10 Years)

COMMERCIAL DEVELOPMENT:

- 31+ Acres Development-Ready Commercial Land
- 10+ Acres Commercial Re-Development Land
- Excellent I-5 Visibility
- Utilities - Fully Served
- Easy Freeway Access
- Close Proximity to Woodburn Premium Outlets (home to more than 5 million visitors per year)
- Significant Residential Growth Planned for Woodburn

AREA SERVICE PROVIDERS



ELECTRICAL:
Portland General Electric
www.portlandgeneralelectric.com

Industrial service available:
5000 KW



SEWER:
City of Woodburn
www.ci.woodburn.or.us

Industrial service line:
8" & 15" line



TELECOMMUNICATION:

Number of service providers that service the Woodburn area.



NATURAL GAS:
NW Natural Gas
www.nwnatural.com

Industrial service available:
2" and 6 1/4" lines



WATER:
City of Woodburn
www.ci.woodburn.or.us

Industrial service available:
12" line



WASTE MANAGEMENT:
Republic Services
www.republicservices.com

BUSINESS RESOURCES

- Enterprise Zone Program
- Urban Renewal Program
- Oregon Business Development Programs
- Workforce Development Programs
- Small Business Loan Programs
- Marion County Business Program
- SEDCOR
- Energy Trust of Oregon

WOODBURN DEVELOPMENT SITES



WOODBURN TARGET INDUSTRIES



**ADVANCED
MANUFACTURING**



**DISTRIBUTION &
WAREHOUSING**

**AGRICULTURAL &
FOOD PROCESSING**

**WOOD PRODUCTS
MANUFACTURING**

WOODBURN INDUSTRIES

Woodburn has an existing industrial base of businesses located in national and international markets.

Woodburn has a variety of industry sectors serving our region, with our leading clusters to include Advanced Manufacturing; Distribution and Warehousing; Agricultural and Food Processing; and Wood Products Manufacturing.

WOODBURN BUSINESSES



NORTHWEST COATING SYSTEMS, INC.,



WOODBURN

PROXIMITY TO KEY MARKETS:

Portland Metro Area:	30 miles
Salem Metro Area:	18 miles
PDX Airport:	40 miles
Seattle, WA:	203 miles
Boise, ID:	460 miles
Phoenix, AZ:	1,306 miles
Port of Portland:	41 miles
Las Vegas, NV:	940 miles
Denver, CO:	1,270 miles
Salt Lake City, UT:	796 miles

TRANSPORTATION:

Major Highways:

- I-5; OR Hwy 219/214/211;
OR Hwy 99

Air Service:

- PDX - **40 miles**
- McNary Field Airport
(Salem) - **21 miles**
- Aurora State Airport - **10 miles**

Seaport Service:

- Port of Portland - **41 miles**
- SEATAC/Port of Seattle - **205 miles**

Rail Service:

- Union Pacific Service **<1 mile**



WOODBURN ECONOMIC DEVELOPMENT

Thank you for your interest in our community. Woodburn is a vibrant community full of opportunities and prospects along with strong leadership and a commitment to business.

We hope you have gained a better perspective of our community and all that we can do for you and hope you will consider doing business in Woodburn, OR.

thank you!



Jim Row Jamie Johnk Scott Derickson Chris Kerr
Assistant City Administrator Economic Development Director City Administrator Community Development Director



CONTACT US:

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