



Cook Industrial Site

What is 'Project Ready'?

Overview

Today's real estate market demands industrial sites that offer strategic advantages for project development. Oregon's Certified Industrial Lands program meets this demand by creating an inventory of highly marketable, project-ready industrial sites that are ready for construction within six months or less. The Cook Industrial Site has been certified "Project Ready" for the industries of warehouse/distribution, metal fabrication, plastics, & back office.

Willing Seller

To be certified, a site must have a signed document from the property owner stating their unequivocal willingness to sell or lease to any legal party to develop the property in line with a selected industry profile.

Buildable

The site must be outside of a 100-year flood plain. The slope and terrain of the site must be suitable for building.

Land Use & Zoning

Zoning must be correct to meet a selected industry profile. Surrounding land uses must be compatible with a selected industry profile.

Environmental & Cultural

The site must be free of environmental constraints and ground contaminants. The site must be free of endangered or threatened species. The site must be free of wetlands, or mitigate the impacts that selected industries would have. The site must be free of archaeological and historical resources.

Transportation Infrastructure

The site must have proper access to streets and nearest major arterial to meet selected industry profile. The site must be served by rail, or have a readily executable plan to develop rail access. Site must meet proximity requirements to inter-modal shipping facilities, marine ports, international airports, commercial airports, state highways, and interstate freeways.

Utilities

The site must meet the water, sewer, electric, natural gas, and telecommunications needs of a selected industry profile.

Workforce

The site must be located in an area with a workforce sufficient to support the operations of a selected industry profile.

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