

oregonTM

Food Processing



Oregon Agriculture

Oregon is the center of the most diverse agricultural production region in the world. Over 250 crops are produced within 24 hours trucking time. Agriculture and food processing are traditional, well-understood and valued parts of the Oregon landscape and economy. Agriculture and food processing make up 12% of Oregon's economy, and are present in all regions of the state. Forward-looking land use and strong environmental protection of water and land resources ensure a productive and dependable source of agricultural inputs.



Top Agriculture Crops in Oregon:

- #1 Greenhouse & Nursery - \$667 million
- #2 Cattle & Calves - \$494 million
- #3 Hay - \$473 million
- #4 Wheat - \$442 million
- #5 Dairy - \$415 million
- #6-10 Grass seed, Potatoes, Onions, Christmas trees, and Cherries

Sustainable Practices

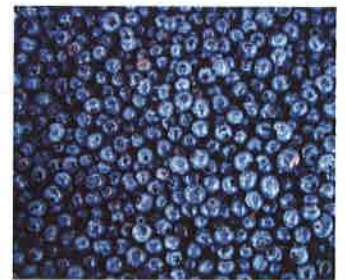
Oregon sets the standard for quality by which other producing regions are measured. If you want high quality, authentic foods, Oregon is the place where value is always more important than price alone.

Oregonians put great value on the long-term health of the environment in which they live, work and play. Oregon takes a long-term view when making investments in economic development. Oregon had the foresight to set up a renewable energy-friendly environment ahead of the pack.

Oregon producers are exploring sustainable energy resources including wind, bio-gas, bio-fuels, solar and other technologies. These advances

bring renewable energy, jobs and economic development to communities across the state.

As a result, Oregon is poised to be a global leader in many areas of renewable energy development.



Doing Business in Oregon

Low Business Taxes

Oregon has had one of the top five lowest effective business tax rates in the U.S. for the past five years, according to Ernst & Young nationwide studies. Oregon has no sales tax, and corporations that operate in Oregon but sell goods in other states pay corporate excise taxes based solely on company sales within Oregon.

Oregon Food Processing

Oregon has 1,200 food processors, and added jobs to the industry even during the recent recession. There are more than 234,000 jobs in Oregon tied to agriculture. Food processing is expected to grow an additional 7% by 2018. Eighty percent of Oregon's farm production reaches customers who don't live in Oregon.

Five sectors make up just over 60% of the food processing sales and jobs in Oregon:

- Frozen food manufacturing
- Dairy
- Fruit/vegetable canning, pickling, drying
- Breweries, wineries and distilleries
- Bakery goods, pasta and tortilla manufacturing



Oregon invests and offers higher education connections for innovation in the food processing industry. Oregon's university labs extend the R&D capacity of the industry to advance innovation through:

- Oregon State University's Food Innovation Center
- Food product development
- Storage & distribution studies
- Sensory/consumer testing
- Market access and development



Export from Oregon

In 2011, agriculture and food products made up 16% of the state's \$17.7 billion in exports.

- Oregon sees big export opportunities in China, given Oregon's agricultural production and escalating food demand from China's growing middle class.
- Oregon strives to create a complementary relationship between a clean environment and a robust economy, taking innovative and long-term view when investing.
- Portland International Airport (PDX) has direct flights to Asia and Europe.
- Oregon has multi-modal deep-draft marine terminals and comprehensive rail access.



For more information about doing business, relocating, or expanding in Oregon, contact **Jill Miles, Business Oregon Recruitment Officer, (503) 551-0997.**

Low Energy Costs

Due to Oregon's ability to harness hydropower, Oregon's energy costs are among the lowest industrial rates in the U.S., averaging less than six cents per kilowatt hour (kWh). This is approximately half of the average industrial rate available in California.

Tax Incentives

Oregon's property tax abatement programs can eliminate property taxes on new facilities for the first few years to make investments a little easier on the bottom line.

A sample of Oregon Commercial Property Inventory

	<u>Attributes</u>	<u>Location</u>	<u>Property Type</u>
Central Point			
Certified Site Up to 18 Acres	1 Mile from Interstate-5	Federal Way Business Park	Industrial
Corvallis			
190 Acres – dividable	Adjacent to airport Rail spur Completely served Interstate-5 corridor	Corvallis Airport Industrial Park – Hwy. 99 West	Industrial
30 Acres	Rail spur Completely served Interstate-5 corridor	5200 SW Reservoir Road	Industrial
Cottage Grove			
85,000 SF - 4.1 Acres	Completely served Ready to move into	230 Davidson Avenue	Industrial
Eugene			
60,000 SF Building	Former Chef Francisco building	1400 Cross Street	Industrial
Forest Grove			
9,800 SF dividable to 8,600 SF	6 Dock doors, 23' Ceilings Sale or Lease	2238 Yew Street	Food Processing/ Distribution
165,000 SF – dividable	15-18' Ceilings – Multiple docks Rail spur ~ Lease	Henningsen Building 4124 24th Avenue	Cooler/Freezer/Storage
143,253 SF – dividable	Wastewater treatment facilities on site. 22' Ceilings Rail spur ~ Lease	Gray Co Building 2331 23rd Avenue	Food Processing
McMinnville			
Certified Shovel Ready 26 Acres - dividable	Convenient access to highways Rail possible	3100 Orchard Avenue	M-1 Industrial
Up to 60,000 SF – dividable	Freezer cold storage space Negotiable/Customizable	2803 Orchard Avenue	Cold Storage
7.5 Acres – dividable	Lease/Sale/Build to Suit	1555 Miller Street	Industrial
Medford			
8,539 SF	Cooler / refrigeration/ warehouse/ docks	McDonald Candy Company	Industrial
Myrtle Creek			
Enterprise Zone - 6 Acres	Credits available for job creation	South Umpqua Industrial Park	Industrial
Ontario			
Certified Site/ Enterprise Zone 75.31 Acres		Wada Property 3019 SW 4th Avenue	Industrial
3 Buildings - 31,000 SF	6 Dock doors	Clark Seed/Hill ~ 95 SE 8th Avenue	Light Industrial
Enterprise Zone ~ 15 Acres		Hill North ~ 1551 N Oregon Street	Light Industrial
Roseburg			
Enterprise Zone ~ 35 Acres		Speedway ~ Interstate-5 exit 120	Industrial
Enterprise Zone 125 Acres – dividable		Back Nine Interstate-5 exit 129	Industrial
White City			
Certified Site Site up to 80 Acres	1 mile from Amy's Kitchen 8 miles to Interstate-5	TGII Industrial Subdivision	Industrial

Oregon's Industrial & Commercial Site Tool: www.ExpandInOregon.com