

## Missouri-based developer buys lot at southeast Salem property

By Michael Rose

An eight-acre piece of Mill Creek Corporate Center in southeast Salem has been purchased by Jones Development Co., a Kansas City, Mo.-based firm, state officials said Monday.

Jones Development paid \$1.1 million for the former state-owned land, which fronts on Aumsville Highway just east of Kuebler Boulevard. The developer is building a 49,000-square-foot distribution center that will be leased to FedEx Ground, a subsidiary of the FedEx Corp.

Last week, officials with Coldwell Banker Commercial Mountain West Real Estate said at its annual real estate forecast luncheon that site preparation work had begun on the FedEx project.

It's the first earth-moving at Mill Creek Corporate Center.

Mill Creek, located south of Highway 22 and east of Kuebler Boulevard, has 507 buildable acres. It has been viewed as a key asset to recruit employers to the Salem area.

FedEx Ground will use the Mill Creek facility to provide package-delivery services to businesses and individuals. The company expects the building to be ready by late summer.

The new distribution center will serve the Central Willamette Valley and employ about 24 people, said Salem city officials, who are working with the state to market the Mill Creek property.

"The level of interest in the Mill Creek property is high, and we are excited about the opportunities to attract good jobs for our community," Salem Mayor Janet Taylor said in a statement.

Master developer

The Oregon Department of Administrative Services is negotiating with Portland-based Capstone Partners to become the master developer for a separate 180-acre parcel at Mill Creek.

If negotiations are successful, Capstone will subdivide its acquisition into smaller lots for industrial and commercial use. The state also has begun marketing an additional 146-acre parcel for use by a single buyer.