



# BUILD YOUR FUTURE HERE

Just minutes from the  
Portland Metro area, South  
Columbia County Oregon has  
the property and workforce to  
grow your business.

# Why Columbia County?

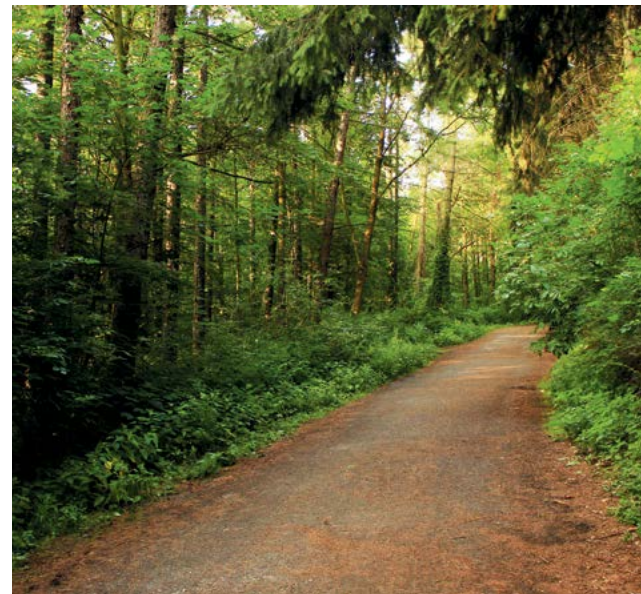
**Columbia County offers the best of both worlds - proximity to the Portland Metro Area and a semi-rural setting. It's an ideal business location with abundant buildable land and easy access to air, rail, and maritime ports. Our dedicated workforce and commitment to innovation make us the perfect choice for your investment. Join us in Columbia County and experience the benefits of our prime location and thriving economy.**



*Early summer paddlers on the Columbia River are treated to a view of Mount Saint Helens still covered in spring snow.*

**Columbia County is a special place.** Nestled along the Columbia River, it is close to the Portland Metro Area while maintaining its rural roots. It is home to more than 250 acres of prime industrial land ready to be developed. The sites are powered by emission-free hydroelectricity and served by natural gas. They are ideal for small- to medium-sized manufacturers. These sites are near all modes of transportation, including rail, air, maritime, and interstate.

Many of the shovel-ready sites are located near the Scappoose Airport and the Portland Community College Oregon Manufacturing Innovation Center (OMIC) Training Center. OMIC provides manufacturing apprenticeships and training to cultivate highly qualified, well-trained workers.



*Located in Scappoose, The Crown Z trail system attracts families, hikers, runners, mountain bikers and horse back riders from the greater Portland metro area.*



*Fireworks light up the night sky in Olde Town St. Helens during the annual Fourth of July celebration.*

With a long history of manufacturing, forest products, and agriculture, the residents of Columbia County possess a strong work ethic. As the timber industry has given way to the tech industry, many Columbia County residents have been forced to commute out of the area for work. The prospect of cutting out the commute can help create a ready-made workforce.

Columbia County is situated along the Columbia River, with 62 miles of shoreline providing



*The Scappoose Farmers Market draws a weekly crowd from across South County.*

the northern and eastern boundaries of the county. The river offers plenty of recreational opportunities – such as birdwatching, salmon fishing, kayaking, and much more.

The downtown Portland metro area is only 30 minutes to the south. This proximity keeps the amenities of the big city nearby while still allowing all of the benefits of small-town living.

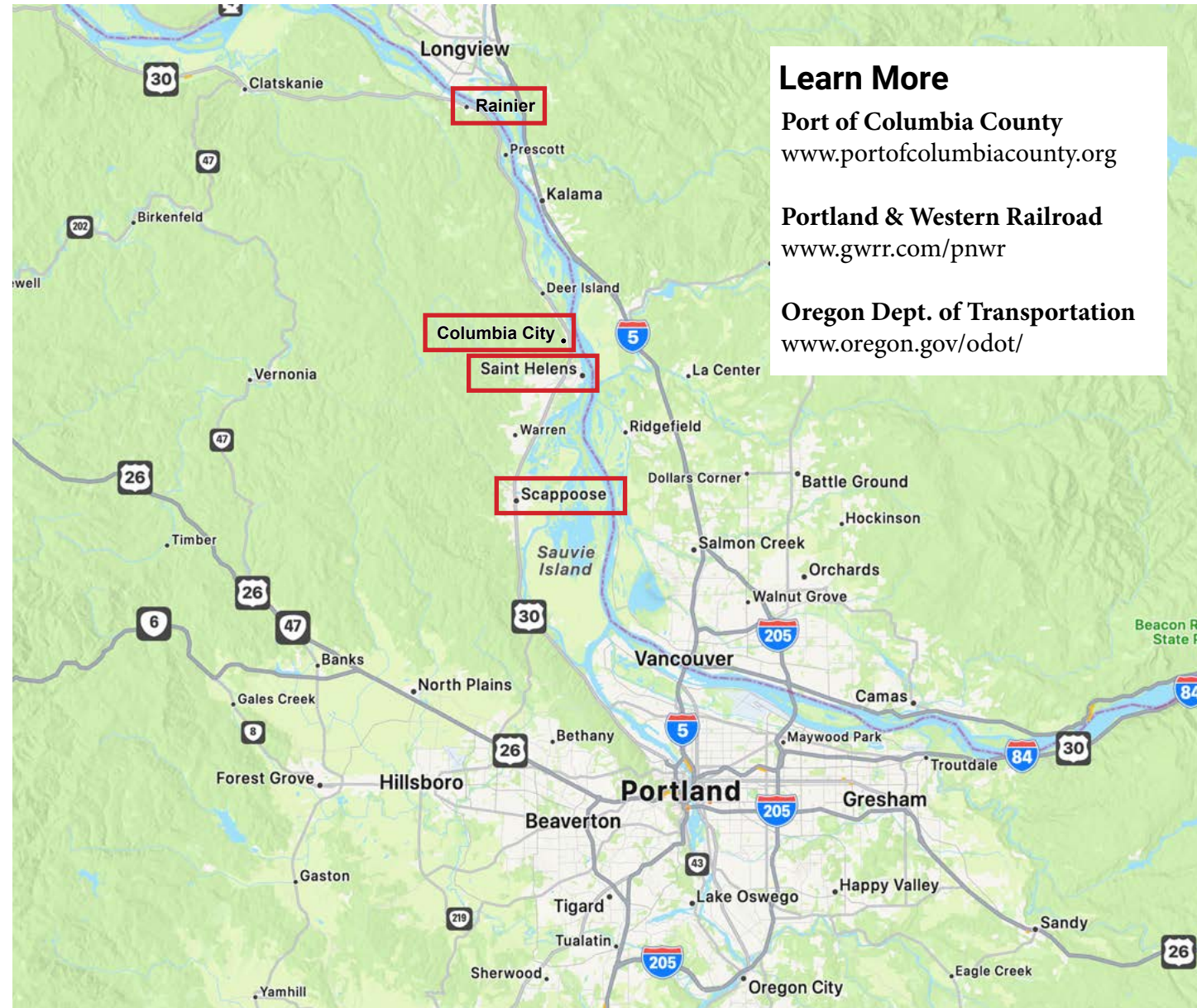


*The Scappoose Airport (SPB) has several properties available for aerospace manufacturers to join its thriving tenant base.*

# Close to everything

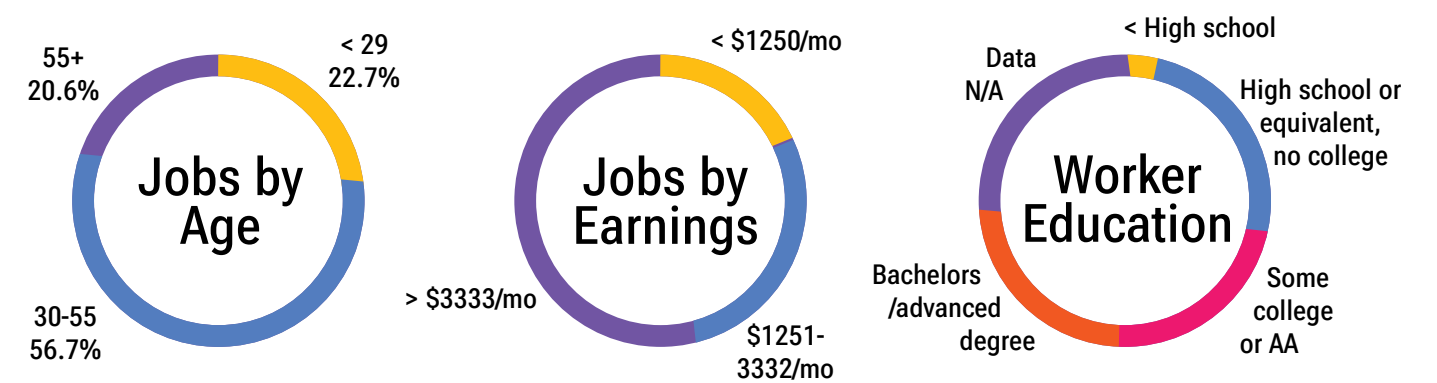
South Columbia County Oregon includes the cities of Scappoose, Saint Helens, Columbia City and Rainier. Easy to reach, easy to bring in supply and easy to send your product to market.

No matter how your product gets to market, South Columbia County is in close proximity to highway, rail, sea and air. We have ready-to-build sites serviced by rail and congestion-free highway access to the Portland Metro area. The Port of Columbia County provides maritime access. Portland International Airport ships airfreight for all major carriers.



# By the numbers

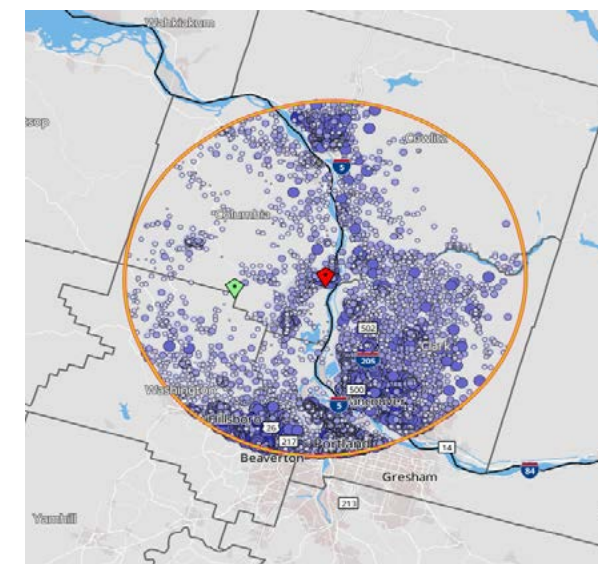
South Columbia County provides employers with a sizable labor shed while maintaining a close proximity to the Interstate 5 corridor.



In 2020, 75%\* of Workers lived within 24 miles of St. Helens, Oregon. The area is home to over 467,000 workers in parts of Columbia, Washington, and Multnomah counties in Oregon, as well as Cowlitz and Clark counties in Washington.

## Jobs by NAICS Industry Sector

Agriculture, Forestry, Fishing and Hunting	5,058
Mining, Quarrying, Oil and Gas Extraction	468
Utilities	1,010
Construction	32,332
Manufacturing	60,963
Wholesale Trade	26,069
Retail Trade	51,956
Transportation and Warehousing	20,499
Information	13,914
Finance and Insurance	20,909
Real Estate and Rental and Leasing	9,465
Professional, Scientific, Technical Services	37,926
Management of Companies and Enterprises	21,653
Administration & Support	28,561
Educational Services	8,651
Health Care and Social Assistance	72,787
Arts, Entertainment, and Recreation	5,443
Accommodation and Food Services	32,686
Other Services (excluding Public Adm)	16,921



**Within a 24 mile radius of St. Helens there are 467,000 workers**

\* <https://qualityinfo.org/>

# Workforce Development

## Portland Community College, Columbia County Center brings workforce training and programs to the South County area.

Opened in 2021, Portland Community College's Columbia County Center brings real world skills to South Columbia County college students.

"We have a long history of training the workforce for semiconductor and advanced manufacturing careers," said PCC President Dr. Adrien Bennings. "Our academic pathways alone offer multiple avenues to not just degrees but short term certificates. All of these lead to living wage jobs, which is so critical in positioning our citizens to not only thrive but to have that economic mobility." With an emphasis on craftsmanship, professionalism, and placing graduates into high-demand manufacturing jobs, students can complete an apprenticeship program and/or an associate's degree or certificate leading to an advanced degree.

Founded in 1961, Portland Community College is the largest post-secondary institution in Oregon and provides training, degree and certificate completion, and lifelong learning to



more than 50,000 full- and part-time students in Multnomah, Washington, Yamhill, Clackamas, and Columbia counties. PCC has four comprehensive campuses, 10 education centers or areas served, and approximately 200 community locations in the Portland metropolitan area. The PCC district encompasses a 1,500-square-mile area in northwest Oregon and offers two-year degrees, one-year certificate programs, short-term training, alternative education, pre-college courses and life-long learning. In total, PCC has more than 3,100 employees.

# OMIC

## A world-class collaborative environment bringing together industry, higher education and government to develop new tools, techniques and technologies to address near-term manufacturing challenges through applied research.

Oregon Manufacturing Innovation Center, Research and Development (OMIC R&D) has built a powerhouse consortium of industry and academic leaders committed to combining their knowledge and experience to advance manufacturing to the next stage. The key to this dynamic effort is invested collaboration. By creating applied solutions to problems that stand in the way of manufacturing and finding innovative advancement in production, our successes provide industry the tools they need to add jobs and gain a competitive edge in the global marketplace.

OMIC R&D conducts applied research to resolve issues and challenges raised by industry enabling them to produce products **better, faster, greener and less expensively** focusing on four key areas:

- Subtractive Machining
- Robotics
- Additive Manufacturing
- Materials Development

OMIC R&D is helping industry by developing advanced manufacturing techniques, assessing emerging technologies for integration into the manufacturing line, and educating the next generation of manufacturing technicians.

OMIC R&D, through our OMIC Academy and partnership with the PCC/OMIC Training Center is working with local, state, and regional partners to find innovative and effective solutions to the workforce challenge facing manufacturers.



These solutions must not only align skills training with industry needs, they must also attract a broader range of people seeking careers in manufacturing. Our training methods create competence, provide problem solving experience and kindle a passion for the work so employees will strive to learn as technology and needs change over time.

Manufacturers, big and small, have already begun working with OMIC R&D to gain an economic competitiveness advantage and evaluate new opportunities such as additive manufacturing so they can make informed decisions for their businesses.

Beyond the advanced research and development being conducted, there is a practical business development element to the OMIC Initiative. By supporting innovative developments for small- and medium- sized manufacturers, their efficiency, flexibility and ability to take on new complex work increases significantly. These Oregon manufacturers become new viable sources of parts and assemblies for end-consumer product manufacturers who are often stifled by global supply chain deficits.

For new companies, the incubator at OMIC will provide a step progression for businesses to get solidly established for graduation to adjacent, prepared, industrial-employment land. These new businesses will feed local economic development and job creation efforts.

# Scappoose Properties



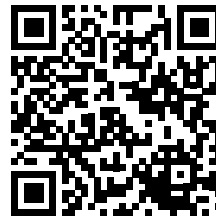
**Industrial properties located in Scappoose, Oregon. Close to the Portland Metro area. Easy access for local and commuting employees. Easy access for your supply chain.**

## Shovel Ready Aviation Use Site

W Lane Road and Skyway Drive, Scappoose, OR 97056

- Approximately 28.5 net developable acres
- Shovel-ready, greenfield site.
- Zoned “Industrial” with airport overlay (requires aviation uses).
- Located in the South Columbia County Enterprise Zone
- Possible build-to-suit opportunity

Contact: Amy Bynum, bynum@portofcolumbiacounty.org



## Skyway Drive Corporate Hangar - LEASE PENDING

34100 Skyway Drive Scappoose, OR 97056

- Divisible 12,000-square-foot building (hangar space) within the airport fence.
- Four hangar bays, parking lot, and aircraft ramp area (14,000 square feet).
- Zoned “Industrial” with airport overlay (requires aviation uses).
- Great cluster of aviation companies right next door.

Contact: Amy Bynum, bynum@portofcolumbiacounty.org



## Land Parcels @ Aero Business Center

West Lane Road & Wagner Court, Scappoose, OR 97056

- Fully serviced Public Use Airport (PUA) zoned land
- Available as developed lots or as a “bulk purchase” up to 90 acres
- Located within the South Columbia County Enterprise Zone
- Does not require aviation use

Contact: Paul Vogel, paulvogel@columbiacountyoregon.com



## Skyway Drive Corporate Hangar

34090 Skyway Drive Scappoose, OR 97056

- Built in 2021, 27,000 square feet of clear-span hangar space
- 4,500 square feet of office space
- Zoned industrial with airport overlay; requires aviation uses
- Complete utilities: power, water, sewer, and telecom
- Located within the Oregon Manufacturing Innovation District (OMID)

Contact: Amy Bynum, bynum@portofcolumbiacounty.org



## Cascades Business Center

52960 West Lane Rd. Scappoose, Or 97056

- 286,293 SF Class A industrial building completed in 2016
- 16,751 SF office
- Dock and grade level loading
- Heavy power and clear height exceeds the standards of today’s tenant needs
- 29 Acres excess developable land

Contact: Keegan Clay, Keegan.Clay@cushwake.com

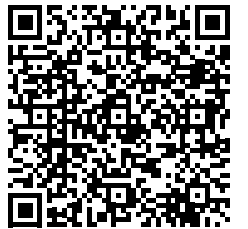


## Wagner Court

Scappoose, OR 97056

- Contiguous 2.29-acre and 3.59-acre sites available (5.88 acres total).
- Shovel-ready, greenfield site; possible build-to-suit opportunity.
- Light Industrial use.
- Located in the South Columbia County Enterprise Zone
- Taxiway connection to runway at Scappoose Airport available.
- Does not require aviation use

Contact: Amy Bynum, bynum@portofcolumbiacounty.org



## Aero Business Center North

53324 West Lane Road Scappoose, OR 97056

- Fully serviced industrial property
- Does not require aviation use

Contact: Paul Vogel, paulvogel@columbiacountyoregon.com



## Scappoose Creek Industrial Park

51279 Columbia River Hwy. Scappoose, OR 97056

- 22.96 acres
- Multiple highway access points, U.S. Hwy. 30 and Scappoose-Vernonia Rd.
- Site has Scappoose Creek as partial north boundary.
- Zoned Columbia County Industrial, annexation to City of Scappoose if required for sewer.
- Zoning will allow commercial
- 25 acres of which 15 acres are filled with compacted rock

Contact: Leonard Waggoner, waggoose@centurytel.net



## C.T.P. Partners Industrial Site

1234 West Lane, Scappoose, OR 97056

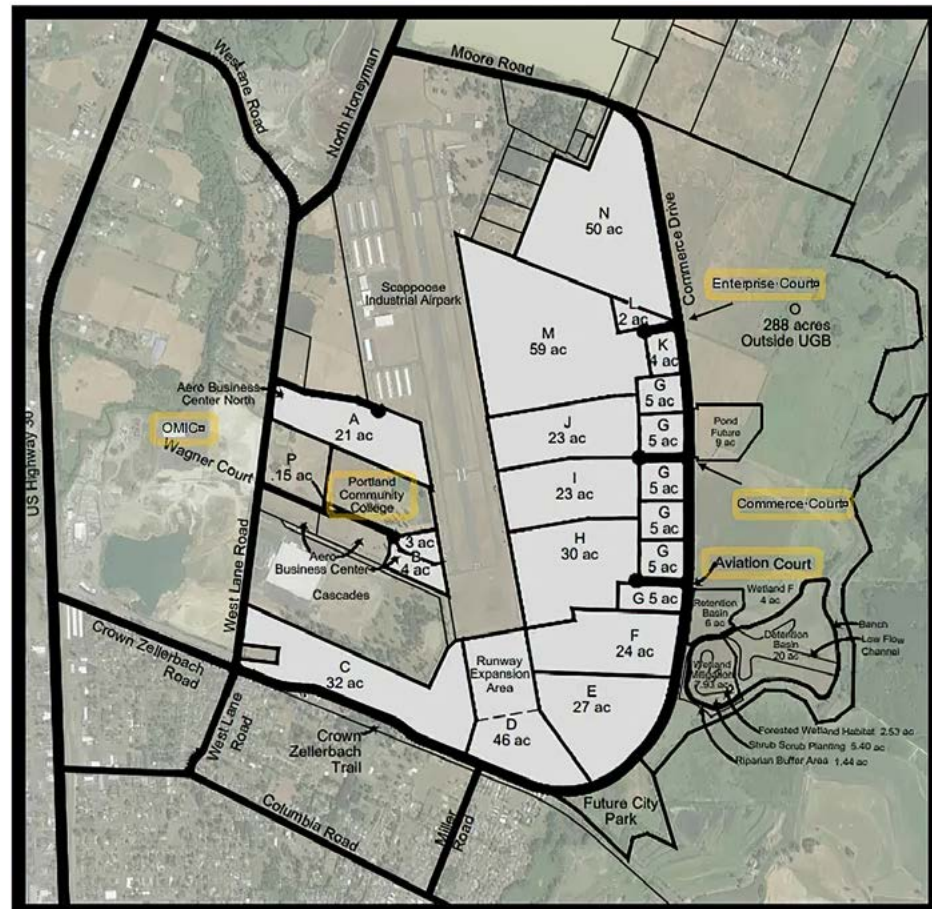
- This 5.8-acre industrial site is Shovel Ready
- Certified in Scappoose, a business friendly city in the Portland Metro Region.
- The site is 1 mile from the Columbia River Highway (Hwy 30).
- Both parcels are designated Light Industrial (LI) and are in close proximity of existing utilities.

Contact: Melanie Olson, melanie.olson@biz.oregon.gov



# Scappoose Properties

An integral component of the Oregon Manufacturing Innovation District the Columbia Commerce Center features 5 to 250 acres of fully serviced industrial zoned land.



## Columbia Commerce Center

1000 Commerce Drive, Scappoose, OR 97056

- Located 30 min from Portland & I-5 via access from Oregon's HWY 30
- 5 to 250 AC from \$5.50 SF
- All utilities available to site
- EAE "East Airport Employment" allowing for the full range of uses including educational services, office, light manufacturing and production, light industrial service, warehouse and distribution, wholesale sales and commercial retail uses.

Contact: Doug Bean, dougb@dougbean.com



# St. Helens Properties

St. Helens, Oregon, houses industrial properties that benefit from the city's rich manufacturing history and a skilled workforce ready to support emerging industries.

## St. Helens Manufacturing Complex

1645 Railroad Avenue St. Helens, OR 97051

- Large scale rail served manufacturing complex in St. Helens, Oregon
- 17,500 KVA Electrical Sub-Station serving property with electrical distributed throughout building and heavy gas service
- Dust Collection Systems and pneumatic air lines serving entire building
- Rail spurs with liquid, particle and container car off-loading capability
- Process Water recycle/reclamation system
- 200,000 SF of Warehouse space and 16,000 SF corporate office structure

Contact: Paul Vogel, paulvogel@columbiacountyoregon.com



## St. Helens Industrial Business Park

1400 Kaster Road St. Helens, OR 97051

- St. Helens Industrial Park – The City's intent is to redevelop the space, attract employers to the region and boost the recovering local economy.
- Property is located at the confluence of the Multnomah Channel and Columbia River within 30 miles of the Portland Metropolitan Area.
- The City has a history in manufacturing and a trained workforce to support new industries.
- Located in S. Co Enterprise Zone and OZ, New Market tax credit.

Contact: John Walsh, jwalsh@sthelensoregon.gov



## McNulty Way Industrial Park

McNulty Way, St. Helens, OR 97051

- Approximately 20 acres of net developable land zoned "Heavy Industrial"
- Adjacent to U.S. Highway 30; 20 miles to Portland, OR. rail service
- Elevation: All outside of FEMA flood areas; 52' to 65' elevation
- Fully served-water, wastewater, electricity, and telecom on site; natural gas available
- Located within the South Columbia County Enterprise Zone
- Possible build-to-suit opportunity

Contact: Amy Bynum, bynum@portofcolumbiacounty.org





### Proposed Heavy Industrial Building: McNulty Way

Gable Rd & McNulty Way, St Helens, OR 97051

- 82,500 square foot heavy industrial building proposed for lease on 19 acres of heavy industrial land.
- Built-to-suit opportunity for interested industrial tenants
- Proposed building is permitted by the City of St. Helens and land is certified site by the State of Oregon
- Rail spur adjacent to the site; served by P&W Railroad connecting to BNSF
- Zoned heavy industrial and provides excellent transportation access

Contact: Amy Bynum, bynum@portofcolumbiacounty.org



### Take advantage of this unique opportunity to expand your manufacturing facility in business-friendly Columbia City, Oregon.

#### Columbia City Light Industrial Site

62420 Columbia River Hwy, Columbia City, OR 97018

- Approximately 40 subdividable acres available for lease
- Utilities: power, natural gas, water, sewer, and telecom
- Dock access to the Columbia River able to accommodate barge vessels
- Rail served by Portland & Western Railroad connecting with BNSF
- Located within the South Columbia County Enterprise Zone
- Current tenants include Clearwater Paper, Forest Energy Oregon and the Port of Columbia County main office

Contact: Amy Bynum, bynum@portofcolumbiacounty.org



### Heavy industrial property located in Rainier, Oregon, ready for your investment.

#### Dike Road Industrial Land

28000 Dike Rd., Rainier, OR 97048

- Heavy industrial zoned property within minutes to Highway 30, Longview Bridge and beyond.
- 17+ acres with two lots.
- Mainly level and ready for building improvements

Contact: Paul Vogel, paulvogel@columbiacountyoregon.com



## Success Story: West Coast Shoe Company

**Wesco boots earned an indelible, rough and tumble reputation in the great outdoors more than century ago when they first appeared on the muddy slopes of Oregon's timber camps. That was in 1918. Today, this same family-owned business builds Wesco boots for loyal customers all over the world.**

The West Coast Shoe Company, a family-owned business for over 105 years, is known for catering to the discerning tastes of high-end boot enthusiasts and professionals in the work boot industry. With 100% authentic American craftsmanship and ownership, Wesco takes pride in its long-standing heritage. Operating from its Columbia County Oregon location for the past 85 years, Wesco has established a strong presence in the industry.

Wesco offers a diverse range of product lines, including the popular Wesco motorcycle boot line and a variety of professional working boot options tailored for linemen, arborists, construction workers, wildland firefighters,



loggers, as well as customized high fashion men's and women's collections.

Originally selected due to its proximity to the main timber customer, Columbia County has proven to be a strategic location for Wesco. Today, customers from across the globe come to Columbia County specifically to visit and experience the renowned quality and craftsmanship offered by Wesco.



*Authentically American*

# Success Story: Michael Curry Design

**Iconic puppetry, set design and spectacle creator Michael Curry Design innovates for The Walt Disney Company, Cirque du Soleil, the Olympics and more from their South Columbia County studio.**

Since 1993, Michael Curry Design has been a leader in entertainment and attractions around the world, creating some of the most iconic forms of puppetry, set design, and spectacle. Their in-house design and production teams are made up of over 50 highly specialized artists, designers, technical consultants, and fabricators. This award-winning multidisciplinary team is sought out by the world's foremost entertainment companies, including The Walt Disney Company, Universal, Wynn Resorts, Metropolitan Opera, Cirque du Soleil, as well as Olympic and Super Bowl Ceremonies.

Michael Curry Design continues to innovate, heavily incorporating new technologies while being grounded in traditional theatrical techniques to create the world's most exemplary entertainment experiences.



Said by Michael Curry about the local community: "I have run my business in Columbia County since 1995. I've always responded to the quality of life and strong community of self-sufficient builders and craftspeople that call Columbia County home. I'm originally from a rural community in Southern Oregon, and find that Columbia County has all the benefits of such a community with access to a great city and international airport."



# Success Story: Pacific Stainless

**Industry-leading stainless steel manufacturer and fabricator serves the aerospace, military, semiconductor, energy, and food service sectors from their 150,000 sq/ft St. Helens facility.**

Founded in 1988, The Pacific Stainless Family of Companies form a world-class, ISO 9001:2015 certified metal fabrication and specialty manufacturing resource. Products include but are not limited to enclosures, furniture, food service equipment, frames and assemblies.

Pacific Stainless serves the architectural, aerospace, biomedical, energy, food service, military, and semiconductor industries with metal fabrication and end-to-end manufacturing.



Their-purpose built facility in St. Helens leverages LEAN and JIT manufacturing practices, including advanced tooling such as "lights-out" automated laser cutting and CNC press bending to drive economy without sacrificing quality.

**150000**  
SQUARE FEET

**250**  
NUMBER OF EMPLOYEES

**14**  
ENGINEERING & PROCESS  
CONTROL STAFF

**44**  
FABRICATION STATIONS





# Success Story: Rightline

**Rightline's team of 300 workers designs, builds and delivers materials handling parts and support from their facility in Rainier, Oregon.**



Entering a marketplace dominated by a large public corporation, Rightline recognized the opportunity for a responsive company focused on engineering and structured for flexible manufacturing. Jerry D. Hamlik founded Rightline Equipment, Inc. in December of 1971 with the belief that lift truck dealers and manufacturers would welcome a supplier capable of providing both exceptionally high-quality products and consistent, on-time delivery.

Rightline has grown to become the largest privately held attachment manufacturer in the United States. One hundred percent of the stock remains owned by the Hamlik family. Rightline's customers benefit from the knowledgeable, personal service of a family business combined with the technical expertise, production



resources, and customer support of a well-established manufacturer.

Thousands of material handling professionals worldwide rely on Rightline Equipment as their preferred supplier of innovative, rugged, and reliable lift truck attachments. Providing superior performance at competitive prices for over thirty years, Rightline continues to build on its fundamental principles of engineering excellence, precision production and genuine customer service.

**Rightline moved to its current site in 1980 with an original manufacturing space of 5,000 square feet and fewer than 20 employees. Today, they have over 100,000 square feet of manufacturing space supported by more than 300 employees.**

Rightline works closely with local high schools and colleges to ensure students have a chance to learn the basic knowledge needed to supply their workforce. Over the years, the county has become business-positive helping provide the resources necessary to continue their growth.

# Area Highlights

**Columbia County welcomes all to explore our forests, rivers, trails, stores, artisans, restaurants, history, and more. There's something for everyone here!**



Columbia County, Oregon offers a wide range of activities for residents and visitors to enjoy.

Here are some popular options:

**Outdoor Recreation:** Explore the abundance of natural beauty with activities such as hiking, biking, fishing, and boating in the county's forests, rivers, and trails. Scenic parks and camping spots offer opportunities for relaxation and connection with nature.

**Historic Sites:** Immerse yourself in the rich history of Columbia County by visiting historic sites and landmarks. Explore museums, heritage areas, and preserved buildings to learn about the area's fascinating past.

**Art and Culture:** Discover the vibrant artistic community in Columbia County. Visit art galleries, attend local performances, or participate in workshops to appreciate the creativity and talent of local artists.

**Local Cuisine:** Delight your taste buds with the culinary offerings of Columbia County. Enjoy farm-to-table experiences, indulge in delicious local treats, or dine at charming restaurants that showcase the region's flavors and ingredients.

**Shopping and Artisan Markets:** Explore the unique stores, boutiques, and artisan markets where you can find one-of-a-kind treasures and handcrafted goods. Support local artisans and take home a piece of Columbia County's charm.

**Festivals and Events:** Engage with the local community by attending exciting festivals and events held in Columbia County throughout the year. From cultural celebrations to music festivals, there's always something happening that brings people together.

These are just a few examples of the diverse activities that await visitors in Columbia County, Oregon. With its blend of natural beauty, rich history, and vibrant culture, the county offers something for everyone to enjoy.

# Area Contacts

## Utility Providers

**Electricity**  
Columbia River PUD  
503-397-1844  
www.crpud.net  
64001 Columbia River Hwy  
Deer Island, OR 97054

**Natural Gas**  
NW Natural  
800-422-4012  
www.nwnatural.com

**Water and Sewer**  
Please check with the city in which you plan on locating.

**Telecom and Internet**  
Century Link  
503-555-1212  
www.centurylink.com/small-business/

Comcast  
855-237-7896  
business.comcast.com

**Please contact Paul or Melanie for specific information about relocating or growing your business in Columbia County, Oregon.**

**Paul Vogel –  
paulvogel@columbiacountyoregon.com**

**Melanie Olson –  
melanie.olson@biz.oregon.gov**

## Key Contacts

**City of Scappoose**  
503-543-7146  
info@scappoose.gov  
33568 E. Columbia Ave., Scappoose, OR 97056

**City of St. Helens**  
503-397-6272  
waterfront@sthelensoregon.gov  
275 Strand Street, St. Helens, OR 97051

**City of Rainier**  
503-556-7301  
www.cityofrainier.com  
106 West B Street, Rainier, OR 97048

**Columbia County**  
503-397-7210  
www.columbiacountyor.gov/contact-us  
230 Strand Street, St. Helens, OR 97051

**Columbia Economic Team**  
503-410-1061  
info@columbiacountyoregon.com  
375 S. 18th Street, St. Helens, OR 97051

**Port of Columbia County**  
503-397-2888  
inquiries@portofcolumbiacounty.org  
100 E Street, Columbia City, OR 97018

**Small Business Development Center**  
503-410-1506  
jason@columbiacountyoregon.com

**Business Oregon**  
503-801-7155  
melanie.olson@biz.oregon.gov

# Incentives



- **Oregon has no sales tax.**
- **Oregon has no tax on equipment other than purchases.**
- **Oregon has no inventory tax.**
- **Oregon has no motor vehicle excise tax.**

## Enterprise Zones

Columbia County has the advantage of two Enterprise Zones, The South Columbia County Enterprise Zone and the Lower Columbia Maritime Enterprise Zone. The Columbia Economic Team manages both.

The South Columbia County Enterprise Zone includes perhaps the largest collection of available, buildable industrial land in the Portland region, and encompasses parts of St. Helens, Scappoose, and even extends inland to Vernonia, plus unincorporated land in between.

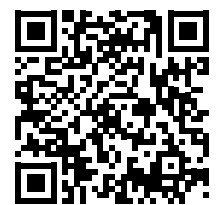
The Lower Columbia Maritime Enterprise Zone is an advantage for businesses investing in heavy manufacturing and traded sector production, often associated with the Port's industrial development at Port Westward. This zone includes Rainier, Clatskanie, Port Westward and unincorporated land.

## Opportunity Zones

In 2018, the U.S. Treasury made opportunity zone designations across the country to encourage long-term investments through a federal tax incentive.

## New Market Tax Credits

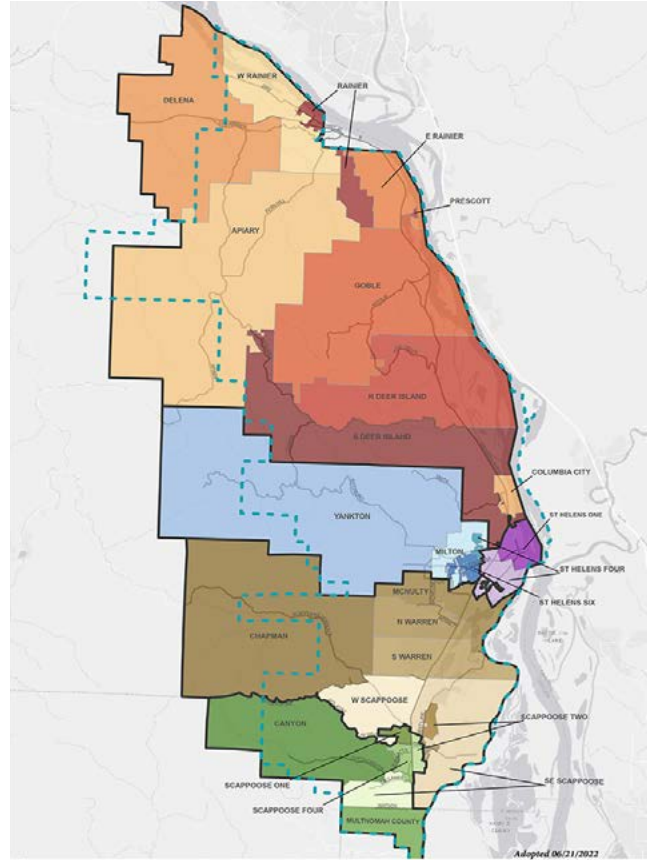
The Oregon New Markets Tax Credit (NMTC) program, helps finance investments, create jobs, and sparks revitalization in low-income communities, delivers below-market-rate investment options to Oregon businesses, and attracts additional Federal New Markets Tax Credit investments in Oregon.





Columbia River PUD serves about 20,550 electric meters in Columbia County, Oregon, and a small portion of Multnomah County. CRPUD's territory is bordered by Clatskanie People's Utility District to the north, by Portland General Electric to the south, by the Columbia River to the east, and by West Oregon Electric Cooperative to the west.

The PUD's service area covers 240 square miles and is divided into five subdivisions. The PUD is governed by a five-person Board of Directors elected by the voters within the district.



*All information listed deemed accurate at time of publication and subject to change without notice*