

LOCATION SITE #1 3/4 REEDSPORT REAL ESTATE DEVELOPMENT, LLC

Location:	Between Schofield Creek and Highway 101
Address:	711 Port Dock Rd.
City, State, Zip:	Reedsport, Oregon 97487
Site Name:	Reedsport Real Estate Development, LLC

SITE DATA

Size (Acres):	Gross Acreage: 44 acres (+/-)
Dimensions:	Length: 1,320' est. Width: 950' est.
Description of Boundaries:	Reedsport, Oregon (Street name, nearest cross streets and other landmarks/descriptions): Port Dock Rd. on east, McIntosh Slough on north, Schofield Slough on west, city dike on south adjacent to US Highway 101

LAND USE

Zoning Classification	M-2/M-3 with marine overlay
Permitted Uses:	Heavy industrial and water-based industrial
Present Use:	Materials storage
Past Use(s):	Plywood plant, truck shop and log yard

SITE CHARACTERISTICS

Physical Attributes	Flat and well drained.
Topography & Visibility:	Most of the area is gravel, paved or concrete surface Visible from Hwy 101
Rail Spur:	<input type="checkbox"/> On-site & fully operational <input type="checkbox"/> Rail available, spur brought to site or upgraded to serve site <input checked="" type="checkbox"/> Not available
Improvements:	39,400 SF (+/-) industrial building and separate 3,950 SF (+/-) office building

ENVIRONMENTAL FACTORS

Soil Analysis:	<input type="checkbox"/> Not Available <input type="checkbox"/> Completed, on file
Ph I Environ. Analysis:	<input type="checkbox"/> Not Available <input checked="" type="checkbox"/> Completed, on file
Flood Plain:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> FEMA map, on file
Wetlands:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Corp. of Engineers Wetland Analysis, on file

UTILITIES/INFRASTRUCTURE

Water Provider:	City of Reedsport Main Size: 10-inch Distance from Site: On Site	Line Size to Site: 8-inch Line Size on Site:
Sewer Provider:	City of Reedsport Main Size: Distance from Site: Lift Station Needed: <input type="checkbox"/> Yes <input type="checkbox"/> No Operates on pump station which is pumped over to City sewer system	Line Size to Site: Line Size on Site:
Electrical Service Provider:	Central Lincoln Peoples Utility District and/or Douglas Electric Cooperative Rates: Negotiable Power Characteristics: 3-phase power	

INDUSTRIAL SITE DATA

LOCATION SITE #1 • REEDSPORT REAL ESTATE DEVELOPMENT, LLC (CONT'D)

UTILITIES/INFRASTRUCTURE (CONT'D)

Gas Provider:	No natural gas available in Reedsport. Propane is available. Characteristics:
Telecommunications:	Service Providers: Verizon Infrastructure Available:

SITE CONTACT

Owner (Name):	Reedsport Real Estate Development, LLC
Broker (Company, Contact, Address):	120 N. 7th Street, Reedsport, OR 97467 Phone: Chris Vaughn - 541-271-3626 Randy Mast - 541-267-7510 Fax: 541-266-0382 E-mail:

TERMS

cost per square foot:	Leases available negotiable
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SITE ADVANTAGES

Convenient access
Excellent industrial use
Highway 101 visibility

SITE DISADVANTAGES/DEVELOPMENT REQUIREMENTS

Within floodplain

INFORMATION AVAILABLE FOR REVIEW

<input checked="" type="checkbox"/> Location Map	<input checked="" type="checkbox"/> Aerial Photo	<input checked="" type="checkbox"/> Zoning Map
<input checked="" type="checkbox"/> Plot Map - Dimensions	<input checked="" type="checkbox"/> Topography Map	
<input type="checkbox"/> Infrastructure - Location of Utilities	<input checked="" type="checkbox"/> Transportation Access Map	
<input checked="" type="checkbox"/> Environmental Analysis	<input checked="" type="checkbox"/> FEMA Map	

Site Data Completed By: Chris Vaughn

Updated: November 2004

Data provided is based on recent data made available and believed to be reliable. No warranty can be made to current accuracy