

# INDUSTRIAL SITE DATA

## LOCATION SITE #2 — Salmon Harbor (Industrial)

Location:	Salmon Harbor Marina
Address:	P.O. Box 1007
City, State, Zip:	Winchester Bay, OR 97467
Site Name:	Salmon Harbor

## SITE DATA

Size (Acres):	Gross Acreage: 40.6 acres total from 3 parcels		
Dimensions:	Length:		Width:
Description of Boundaries:	(Street name, nearest cross streets and other landmarks/ descriptions): Middle Spit (Ork Rock County Rd.) and East Dock, facing West off Beach Blvd.		

## LAND USE

Zoning Classification:	MRI-Marine Resource Industrial
Permitted Uses:	Marine-related industrial uses such as boat repair, sand-blasting, etc.
Present Use:	Vacant
Past Use(s):	

## SITE CHARACTERISTICS

Physical Attributes Topography & Visibility:	Flat, water-front
Rail Spur:	<input type="checkbox"/> On-site, fully operational <input type="checkbox"/> Rail available, spur brought to site or upgraded to serve site <input type="checkbox"/> Not available. Available in Reedsport.
Improvements:	

## 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 type="checkbox"/> Completed, on file
Flood Plain:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> FEMA map, on file
Wetlands:	<input 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"	Line Size to Site:
	Distance from Site:	Line Size on Site: 6"
Sewer Provider:	Winchester Bay Sanitary District	
	Main Size:	Line Size to Site:
	Distance from Site:	Line Size on Site:
	Lift Station Needed: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Electrical Service Provider:	Central Lincoln PUD	
	Power Characteristics: 3-phase power available throughout Salmon Harbor	

# INDUSTRIAL SITE DATA

## LOCATION SITE #2 — Salmon Harbor, Industrial (cont'd)

### UTILITIES/INFRASTRUCTURE (cont'd)

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

### SITE CONTACT

Owner (Name):	Douglas County, Oregon
Broker (Company, Contact, Address):	Jeff Vander Kley, Harbor Manager
	Phone: 541-271-3407                      Ext:                      Fax: 541-271-2060
	E-mail: <a href="mailto:salmonh@co.douglas.or.us">salmonh@co.douglas.or.us</a> Webpage: <a href="http://www.marinarvresort.com">http://www.marinarvresort.com</a>

### TERMS

Sale Price:	Cost per Acre:
Cost per Square Foot:	Ground Lease:
Cost per Acre:	Cost per Square Foot:
Comments: Negotiable land lease arrangements. Long term leases are available	

### SITE ADVANTAGES

Prime waterfront property on Oregon coast. Flexible sites can be subdivided. Flexibility for wide range of industrial-related uses.

### SITE DISADVANTAGES/DEVELOPMENT REQUIREMENTS

### INFORMATION AVAILABLE FOR REVIEW

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

Site Data Completed By: Salmon Harbor Marina

Date: February 2004

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