

INDUSTRIAL SITE DATA

LOCATION SITE #3 — Hereford Property

Location: Downtown Reedsport
Address: 379 North 5th St.
City, State, Zip: Reedsport, Oregon 97487
Site Name: Leland Hereford Property, "Triangle Property"

SITE DATA

Size (Acres): Gross Acreage: Approximately 3 acres
Dimensions: Length: Width:
9 small parcels of varying sizes in large triangular shape of 56,000 SF est.
Description of Boundaries: (Street name, nearest cross streets and other landmarks/descriptions):
Between 4th and 5th Streets with northern edge of property fronting Railroad Ave.

LAND USE

Zoning Classification: M-1
Permitted Uses: Light industrial and commercial
Present Use: Primarily personal storage
Past Use(s):

SITE CHARACTERISTICS

Physical Attributes Topography & Visibility: Flat, not visible from any major roadway.
Rail Spur: On-site & fully operational Rail available, spur brought to site or upgraded to serve site
 Not available
Improvements: 9,000 SF flex building, approx. 20 years old. Loading docks exist.

ENVIRONMENTAL FACTORS

Soil Analysis: Not Available Completed, on file
Ph I Environ. Analysis: Not Available Completed, on file
Flood Plain: Yes No FEMA map, on file
Wetlands: Yes No Corp. of Engineers Wetland Analysis, on file

UTILITIES/INFRASTRUCTURE

Water Provider: City of Reedsport
Main Size: 8" Line Size to Site:
Distance from Site: Line Size on Site:
Sewer Provider: City of Reedsport
Main Size: 18" Line Size to Site:
Distance from Site: Line Size on Site:
Lift Station Needed: Yes No
Electrical Service Provider:
Power Characteristics: 3-phase power

INDUSTRIAL SITE DATA

LOCATION SITE #3 — Hereford Property (cont'd)

UTILITIES/INFRASTRUCTURE (cont'd)

Gas Provider:	Natural Gas is not available in Reedsport. Propane is available. Characteristics:
Telecommunications:	Service Providers: Verizon Infrastructure Available:

SITE CONTACT

Owner (Name):	Leland Hereford		
Broker (Company, Contact, Address):	PO Box 34, Gardiner, OR 97441		
	Phone: 541-271-5469	Ext:	Fax:
	E-mail:		

TERMS

Sale Price: \$375,000 for land & building	Cost per Acre:
Cost per Square Foot:	Ground Lease:
Cost per Acre:	Cost per Square Foot:
Comments: Sale or lease, negotiable.	

SITE ADVANTAGES

Plenty of flat open space. Entire parcel can be readily subdivided.
Building can be easily subdivided as well.
Owner will build to suit.

SITE DISADVANTAGES/DEVELOPMENT REQUIREMENTS

INFORMATION AVAILABLE FOR REVIEW

<input checked="" type="checkbox"/> Location Map	<input type="checkbox"/> Aerial Photo	<input type="checkbox"/> Zoning Map
<input checked="" 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: Chabin Concepts/Marketek

Updated: October 2000

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