

INDUSTRIAL SITE DATA

LOCATION SITE #4 — Schafer Property

Location: In-town Reedsport
Address: 725 - 731 East Railroad Avenue
City, State, Zip: Reedsport, OR 97467
Site Name: Bob Schafer Site

SITE DATA

Size (Acres): Gross Acreage: 1.92 acres
Dimensions: Length: Width:
Description of Boundaries: 2 large, flexible buildings on this site
(Street name, nearest cross streets and other landmarks/descriptions):
The entire property is bounded by the railroad tracks on the west, East Railroad Avenue to the east, Highway 38 on the north and Elm Avenue on the south.

LAND USE

Zoning Classification: M-1
Permitted Uses: Light industrial and commercial
Present Use: Repair shop + vacant
Past Use(s): Railroad right of way

SITE CHARACTERISTICS

Physical Attributes: Flat, paved
Topography & Visibility: Highway 38 visibility
Rail Spur: On-site, fully operational Rail available, spur brought to site or upgraded to serve site
 Not available
Improvements: 2 large, flexible, upgraded buildings, ready to occupy: 1 space totals 4,200 SF and 1 totals 3,500 SF; surrounded by approximately 1 acre of blacktop surface.

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: 12" Line Size to Site:
Distance from Site: 1/2 block Line Size on Site:
Sewer Provider: City of Reedsport
Main Size: 8" Line Size to Site:
Distance from Site: 1/2 block Line Size on Site:
Lift Station Needed: Yes No
Electrical Service Provider: Central Lincoln PUD
Power Characteristics: 3-phase available

INDUSTRIAL SITE DATA

LOCATION SITE #4 — Schafer Property (cont'd)

UTILITIES/INFRASTRUCTURE (cont'd)

Gas Provider:	No natural gas available. Propane is available. Characteristics:
Telecommunications:	Service Providers: Verizon Infrastructure Available: Multiple telephone lines in 3,500 SF building

SITE CONTACT

Owner (Name):	Bob Schafer
Broker (Company, Contact, Address):	725 E Railroad Avenue, Reedsport, OR Phone: 541-271-3291 Ext: Fax: E-mail:

TERMS

Lease Price: \$1,500 for 3,500 SF building	Cost per Acre: Negotiable
Cost per Square Foot:	Ground Lease: Negotiable
Cost per Acre:	Cost per Square Foot:
Comments: Negotiable; Will build to suit	

SITE ADVANTAGES

3,500 SF building has recently been remodeled and upgraded. Can be subdivided into several offices or used as large, open space.

4,200 SF building has 7 separate garage-type doors. Interior space can be sub-divided into several individual stalls or used as one large flexible space for manufacturing, machine shop, business incubator, etc.

SITE DISADVANTAGES/DEVELOPMENT REQUIREMENTS

INFORMATION AVAILABLE FOR REVIEW

<input checked="" type="checkbox"/> Location Map	<input 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: Schafer

Date: January 2004

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