

AVAILABLE FOR SALE



WELL CONNECTED



**Teevin
Terminal**

**29191 Dike Road
Rainier, OR 97048**

PRESENTED BY CAPACITY COMMERCIAL GROUP



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**Teevin
Terminal**

COLUMBIA RIVER



MILL ST

ROCK CREST ST

DIKE RD

88.7 Acre Industrial Land

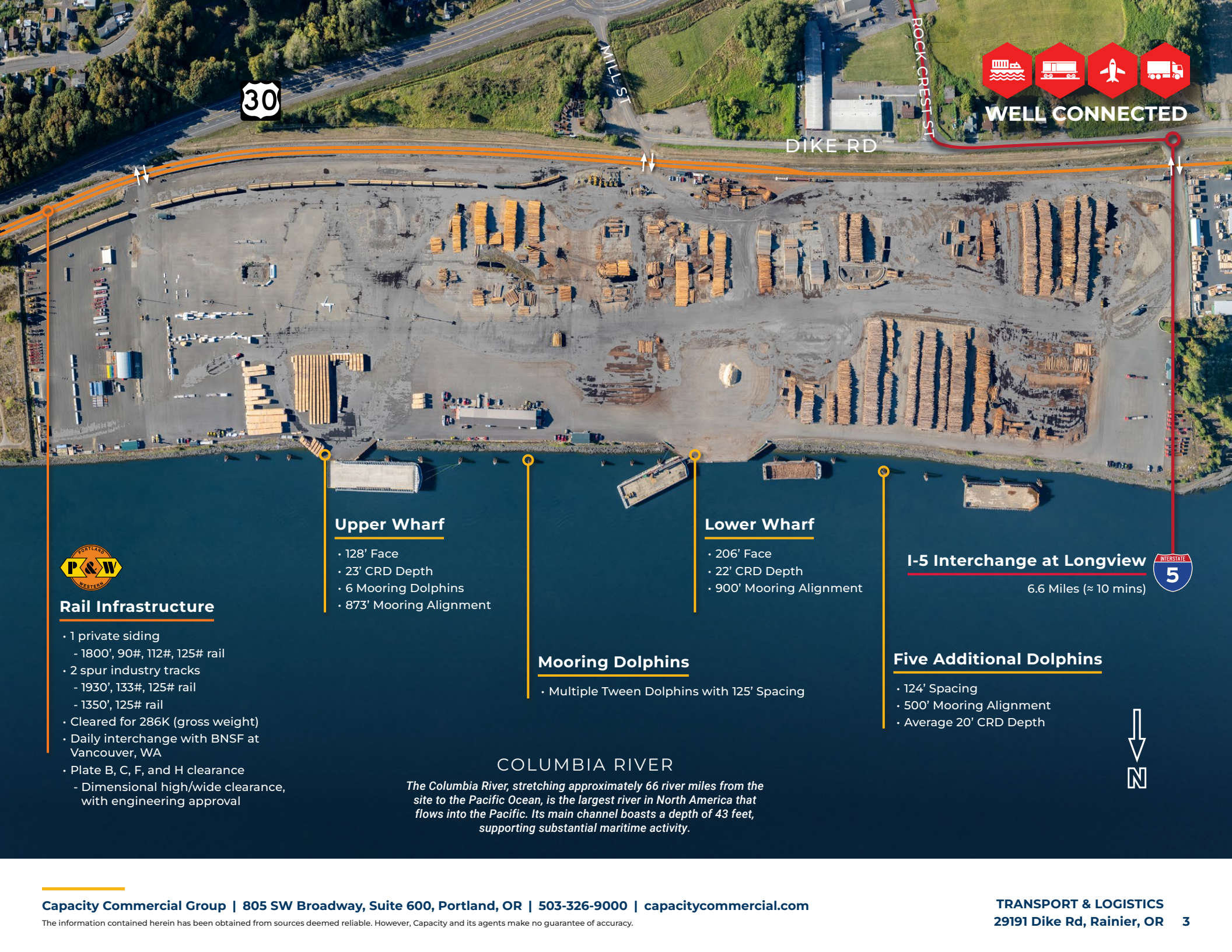
Capacity Commercial Group is pleased to exclusively present the unique opportunity to acquire a premier industrial site along the Columbia River in Rainier, Oregon.

Property Highlights:

- Approximately 3,840 linear feet of property is adjacent to the Columbia River
- Infrastructure includes two wharfs, multiple dolphins, rail siding, and excellent access to Hwy 30 and I-5.

Property Overview

Address	29191 Dike Rd. Rainier, OR 97048
Sale Price	\$125,000,000
Land Size	± 88.77 AC ± 3,866,821 SF
Tax Lots	4 Tax Lots (100, 101, 103, and 1800)
Zoning	M-1 (Heavy Industrial) and M-2 (Light Industrial)



WELL CONNECTED

30

MILLS ST

DIKE RD

ROCK CREST ST



Rail Infrastructure

- 1 private siding
 - 1800', 90#, 112#, 125# rail
- 2 spur industry tracks
 - 1930', 133#, 125# rail
 - 1350', 125# rail
- Cleared for 286K (gross weight)
- Daily interchange with BNSF at Vancouver, WA
- Plate B, C, F, and H clearance
 - Dimensional high/wide clearance, with engineering approval

Upper Wharf

- 128' Face
- 23' CRD Depth
- 6 Mooring Dolphins
- 873' Mooring Alignment

Lower Wharf

- 206' Face
- 22' CRD Depth
- 900' Mooring Alignment

Mooring Dolphins

- Multiple Tween Dolphins with 125' Spacing

I-5 Interchange at Longview

6.6 Miles (≈ 10 mins)



Five Additional Dolphins

- 124' Spacing
- 500' Mooring Alignment
- Average 20' CRD Depth

COLUMBIA RIVER

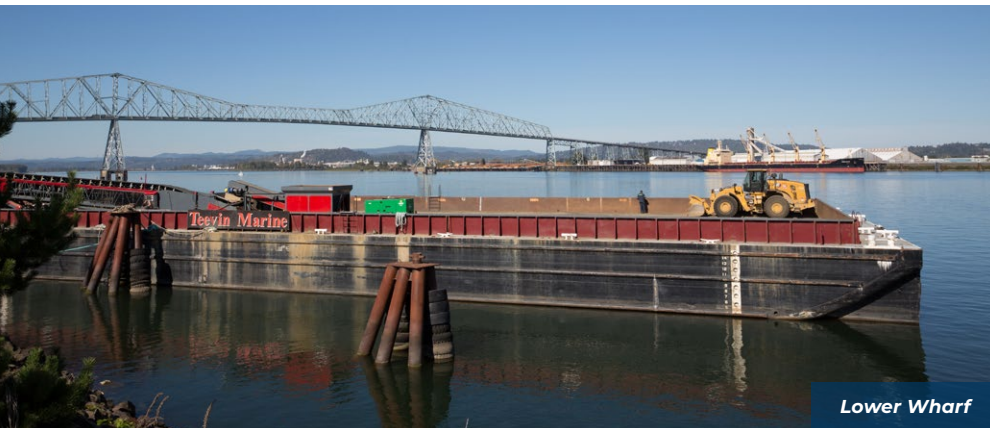
The Columbia River, stretching approximately 66 river miles from the site to the Pacific Ocean, is the largest river in North America that flows into the Pacific. Its main channel boasts a depth of 43 feet, supporting substantial maritime activity.



PROPERTY DETAILS & IMPROVEMENTS



Maintenance Shop



Lower Wharf



West End Truck Scale & Scales Office

PROPERTY INFORMATION

Address	29191 Dike Rd. Rainier, OR 97048
Combined Building Area	21,360 SF
Land Area	88.77 AC (3,866,821 SF)
Zoning & Tax Lots	4 Tax Lots – Both Light and Heavy Industrial

INFRASTRUCTURE

Lower Wharf	206' face, 22' CRD depth, 6 mooring dolphins, 900' mooring alignment
Upper Wharf	128' face, 23' CRD depth, 6 mooring dolphins, 873' mooring alignment
Additional Mooring Dolphins	- Multiple tween dolphins with 125' spacing - Five additional dolphins with 124' spacing, 500' mooring alignment, average 20' CRD depth
Deep-water Dock	Potential to construct a deep-water berth with OPEN CELL™ SHEET PILE (OCSP) bulkhead technology and dredge a channel to -43-ft (CRD). (Conceptual plans and proposal are available for review)
Rail Siding	1 private siding - 1800', 90#, 112#, 125# rail 2 spur industry tracks; 1930', 133#, 125# rail; 1350', 125# rail - Cleared for 286K (gross weight) - Daily interchange with BNSF at Vancouver, WA - Plate B, C, F, and H clearance - Dimensional high/wide clearance, with engineering approval

UTILITIES

Water	- Private Well with capacity of 1000 gallons per minute - Water rights permit: 1.11 CFS (532 gallons per minute) from Columbia River 2" service connection off Dike Rd, 8" connection off King Drive 80 psi water capacity for 2" & 8" lines
Electricity	- Columbia River PUD: 3 MW capacity, potential to increase to 12 MW - Clatskanie PUD: 8 MW local distribution capacity, potential to increase to 300 MW with short transmission line upgrade. - Clatskanie PUD has the lowest electric rates in the state and is an active power market participant, serving multiple existing industrial loads.
Sewer	- Provided by the City of Rainier - Two 2" pressurized lines, two additional 10" & 18" gravity-fed lines
Stormwater	- On-site stormwater retention/detention systems - On-site self-contained wash pads
Telecommunications	- CenturyLink: Copper wire infrastructure - Comcast: Fiber-optic infrastructure with 50 Mbps, increasable to 100 Mbps - Unused fiber-optic cable beneath site

PROPERTY OVERVIEW

4 Teevin Terminal



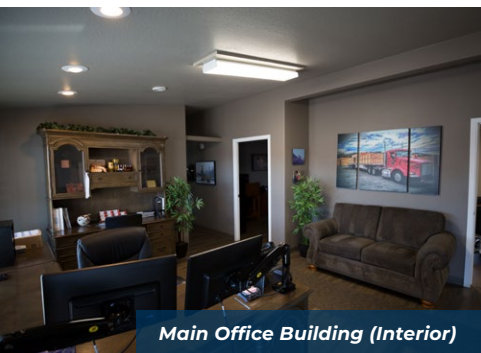
Upper Wharf



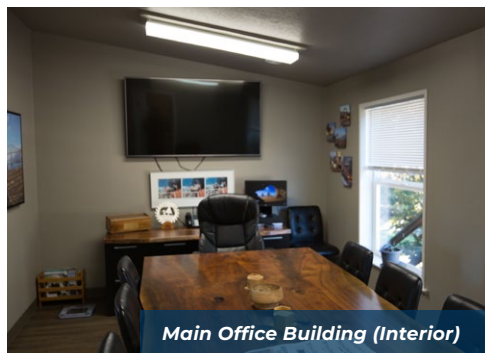
Main Office Building



Waterfront Training Center



Main Office Building (Interior)



Main Office Building (Interior)

REAL ESTATE IMPROVEMENTS

Offices

- **Main Office (West End):** 20' x 26' (520 SF) includes 3 private offices, two open work areas, conference room, restrooms, kitchen and outdoor deck/break area
- **Waterfront Training Office:** 26' x 48' (1,248 SF) includes 5 offices, and an open conference training room with a capacity for 40 people

Maintenance Shop

270' x 50' (13,500 SF) includes 4 fully enclosed bays, 7 open bays, each bay door/opening is 21' wide x 18' high, LED lighting, bathroom and WiFi enabled.

Big Top Open End Metal Framed Structure

80' x 60' (4,800 SF) with 18' eave height

Truck Scale (West End)

Powell Scales — Accutech Software 70' with Scales office 10' x 24' (240 SF) includes 2 offices and a bathroom

Total Improvements

21,360 SF

ECONOMIC DEVELOPMENT

Enterprise Zone Overview

- The entire property is within the Lower Columbia River Enterprise Zone
- The purpose of the enterprise zone is to foster new investment in the region

Benefits of the Enterprise Zone

- Exemption of Property Taxes During the Construction phase
- Exemption of Real and Personal Property Taxes for Job Creation and Investment (exempt for three (3) years if job creation & investment can occur)
- Additional Years of Tax Exemption (depending on the level of investment)
- Discounted and Accelerated Building Permits

Regional Solutions Team (RST)

- The State of Oregon, under the Governor's office, has convened Regional Solutions Teams (RST) to facilitate new and re-development across the state
- The RST may include local, regional, state and federal agencies as available.

Available Services

Power



Connectivity



Administrative



Cleared by the EPA in 2006, no further action is needed.