

FOR SALE

INDUSTRIAL LAND



BRADWOOD MILL SITE 93893 Clifton Rd. | *Westport, OR 97016*

SITE SPECS & *INFORMATION*

- >> 390 Acres with 50+/- Acres Waterfront Industrial
- >> Deep Water Port Capability
- >> Almost 2 Miles of Waterfront
- >> Rail Served (with Maintenance)
- >> Sales Price \$10,000,000

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The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

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ABOUT BRADWOOD

With a total of nearly 400 acres, Bradwood is a unique piece of property located just 2.4 miles from Highway 30. Of these 400 acres, 50 acres are zoned for marine industrial use and have the potential for a zoning change/expansion if desired. It is estimated that the flat waterfront land could be doubled to about 100 acres, with the remaining roughly 300 acres mostly sloped forest land. The site is served by an existing mill pond that can be filled with existing dredge sand that is already on site. This dredge sand could also be used to raise the entire 50 acres by a foot.

Hunt Creek flows through the property and once provided power to Hunt's Mill, Oregon's first commercial sawmill founded in 1843. By 1930 the area had grown and was established as the town of Bradwood. Though the mill eventually closed in 1962, at Bradwood's height, they boasted over 50 homes, as well as a post office. Though the town sat vacant for many years, there are great possibilities that still exist.

Located at River Mile 38, Bradwood is 22 miles upstream from Astoria and is above the saltwater line. The existing pilings represent a dock area of 150 +/- feet deep by 500 +/- feet wide located at the Clifton Channel, with a water depth of 35ft to 40ft at the last row of piling. Below waterline piling remains functional and a repair would require a permit, with some engineering already researched.

The rail line running through Bradwood is operated by Portland & Western Railroad, Inc., a division of Genesee & Wyoming Railroads, a national provider of short line rail services. Wauna Mill, a very active rail user, is located just two miles upriver from Bradwood. While not used for some time, P&W representatives believe the rail connection from Bradwood to Wauna could be brought up to operational condition with a maintenance update of the intact line.



Archive Photo
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SITE PHOTOS



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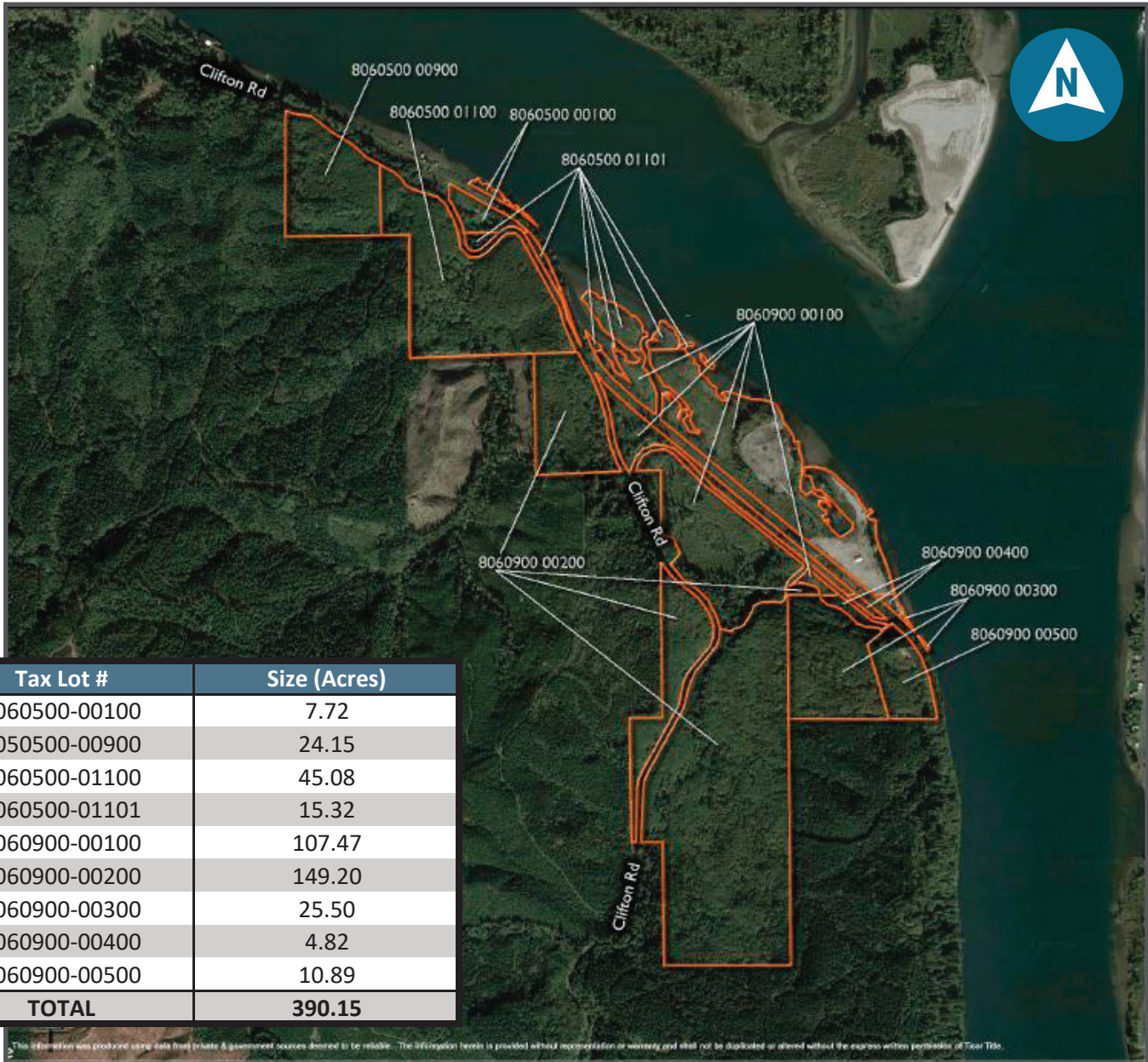
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TAX LOT AERIAL



Tax Lot #	Size (Acres)
8060500-00100	7.72
8050500-00900	24.15
8060500-01100	45.08
8060500-01101	15.32
8060900-00100	107.47
8060900-00200	149.20
8060900-00300	25.50
8060900-00400	4.82
8060900-00500	10.89
TOTAL	390.15

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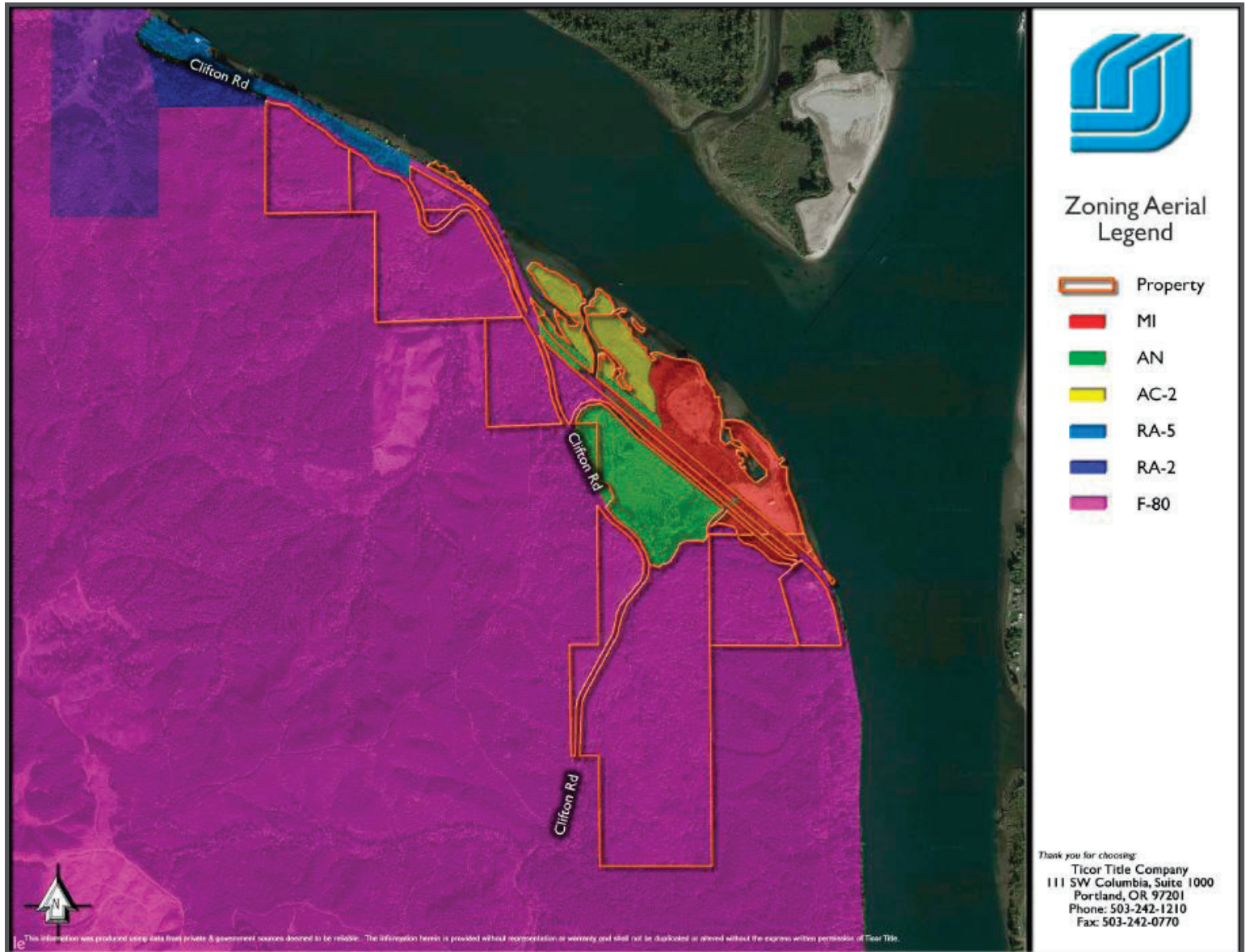
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ZONING AERIAL LEGEND



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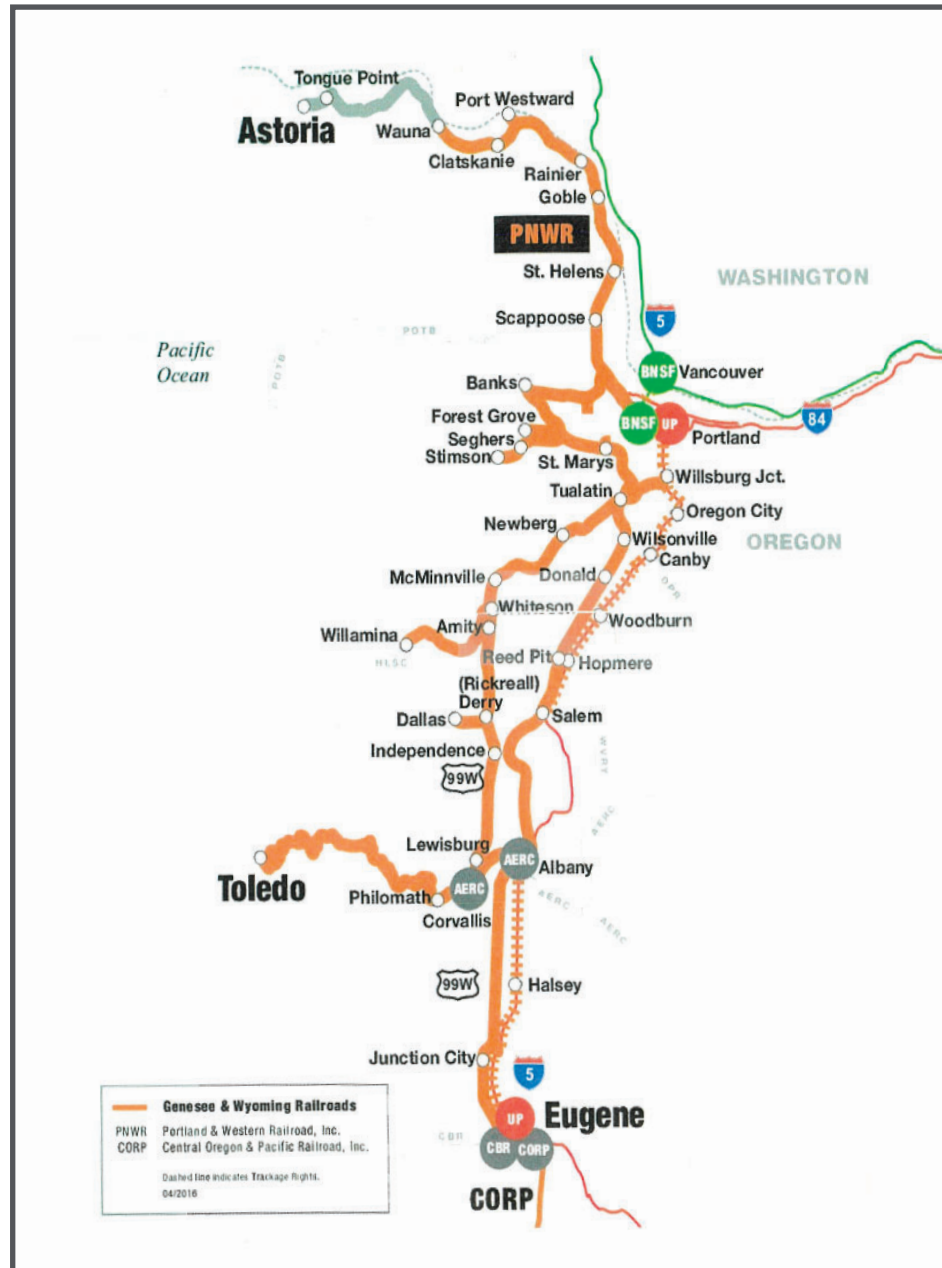
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RAIL LINE



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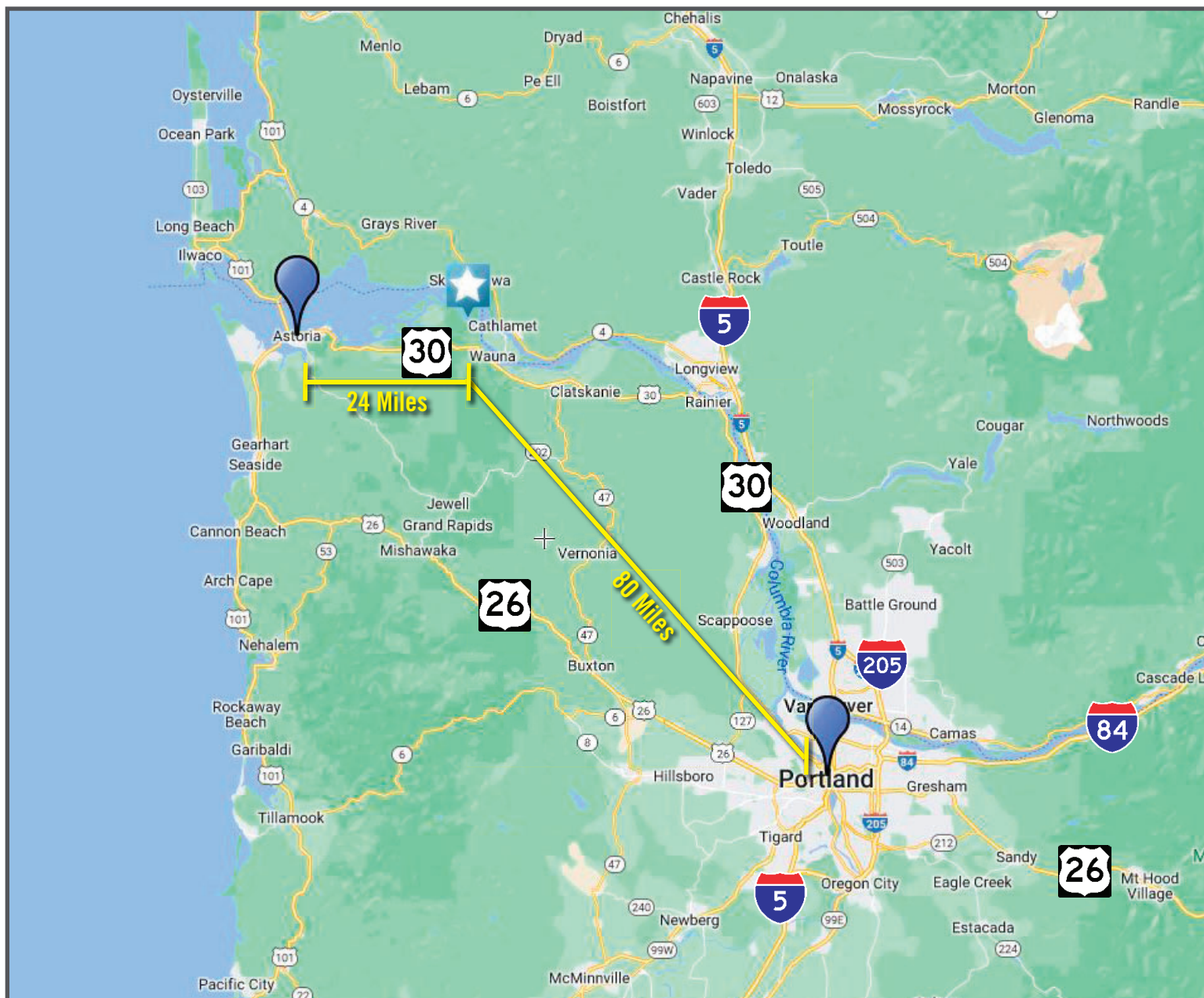
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LOCATION MAP



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