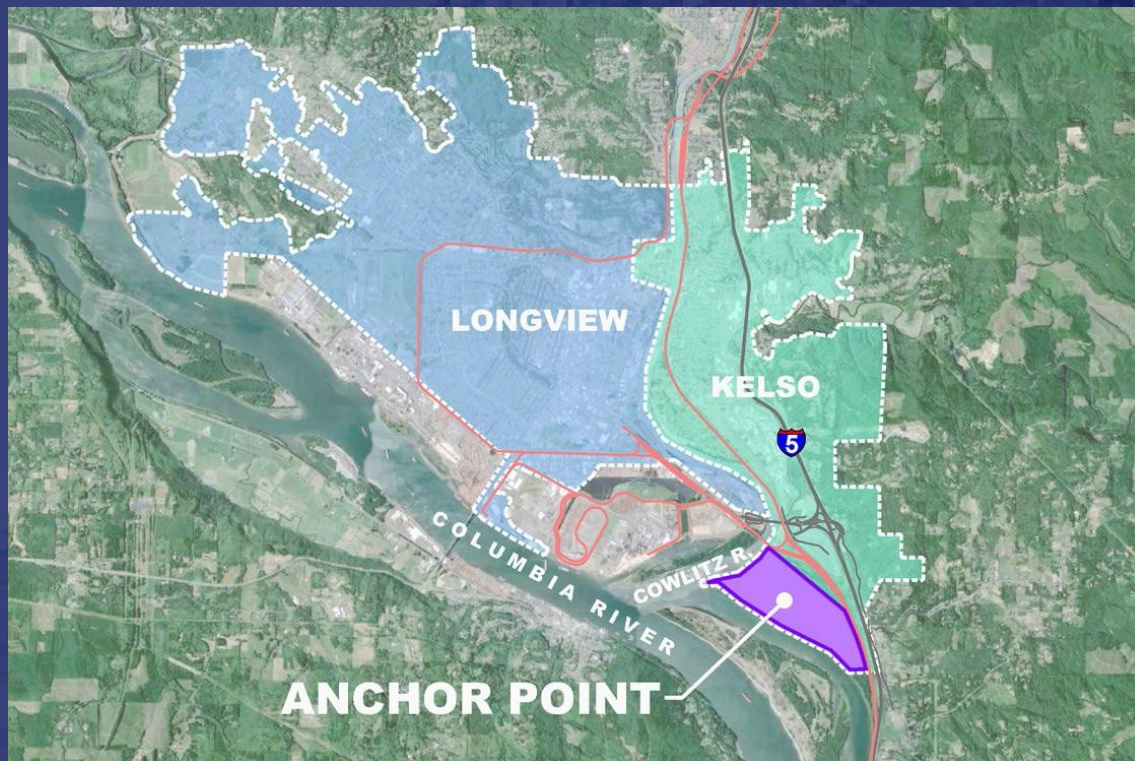


ANCHOR POINT

HEAVY INDUSTRIAL SITE
KELSO WA
+/- 300 USEABLE ACRES



FOR SALE

CBCWORLDWIDE.COM

in cooperation with:



Prepared By:

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This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The Information contained herein is not a substitute for a thorough due diligence investigation. Coldwell Banker Commercial Danforth has not made any investigation, and makes no warranty with respect to the future development feasibility of the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Coldwell Banker Commercial Danforth has not verified, and will not verify, any of the information contained herein, nor has Coldwell Banker Commercial Danforth conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. This information contained herein has been obtained from outside sources. All potential buyers must take appropriate measures to verify all of the information set forth herein.



ANCHOR POINT HEAVY INDUSTRIAL SITE KELSO, WA

PROPERTY DETAILS:

The Anchor Point site is comprised of approximately 600 acres of heavy industrial zoned land, with nearly 300 useable upland acres. Located within the City of Kelso, Cowlitz County, Washington, the site has a strategic I-5 corridor location with direct access to I-5 and the mainline of the BNSF, and is in close proximity to the deep-water navigation channel of the Columbia River.

PROPERTY SPECIFICATIONS

Property Type:	Heavy Industrial Land
Price:	Unpriced
Gross Acreage:	Nearly 600
Development Area:	Nearly 300
Topography:	Level elevation from 15-50 feet
Current Use:	Active sand and gravel mining
Market Area:	City of Kelso Anchor Point Subarea Plan

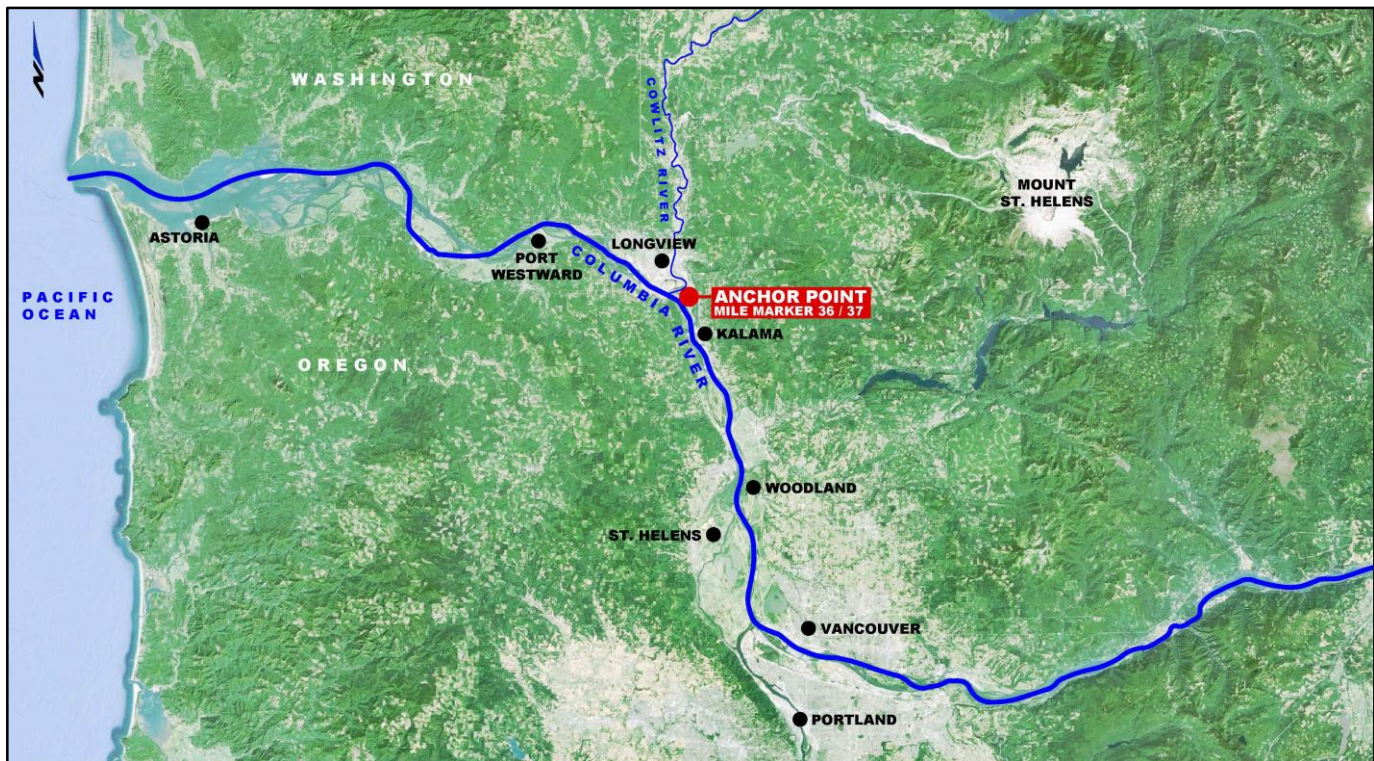
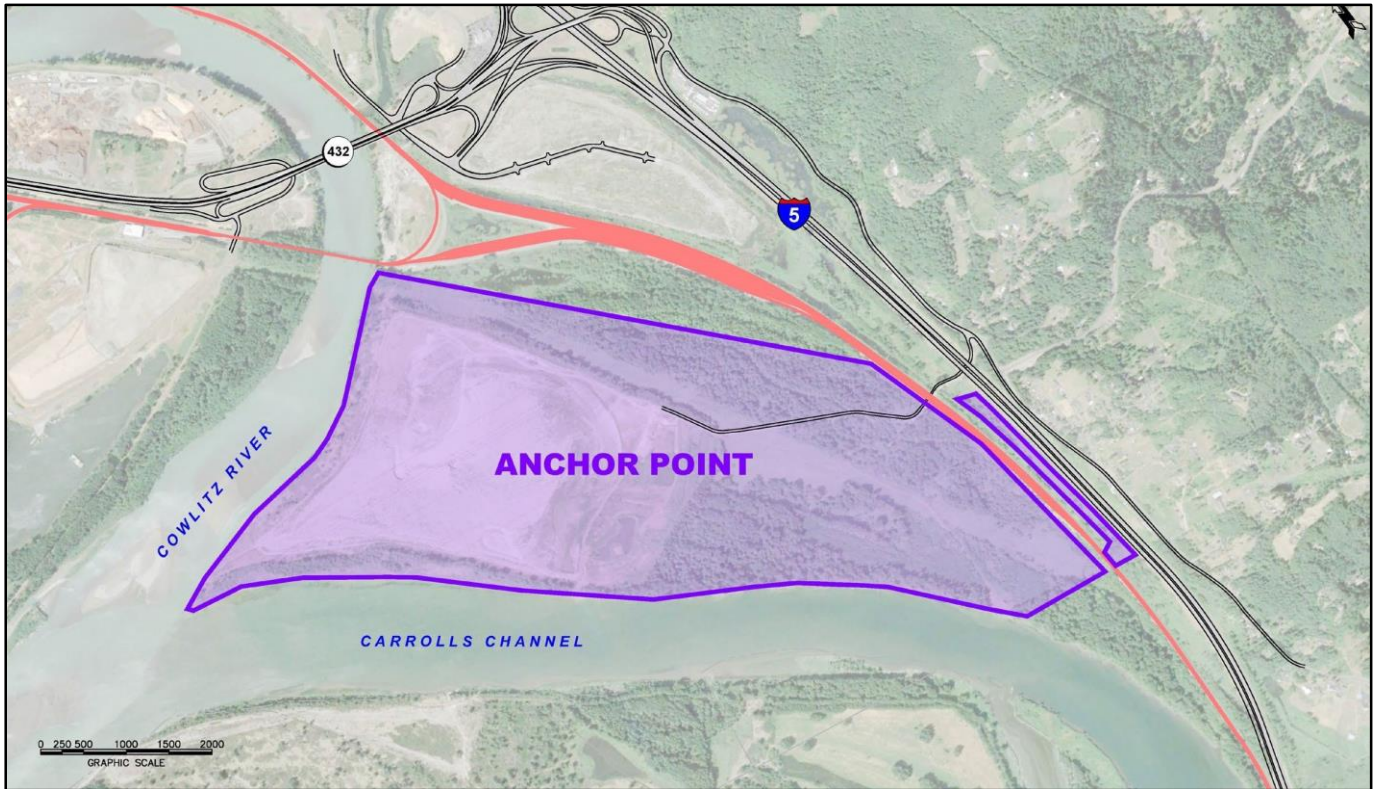
DEVELOPMENT INFORMATION

Water:	30 Million GPD water extraction permit
Wetland Mitigation Area:	335 acre wetland mitigation area. Preliminary critical area report including wetlands delineation has been completed.
Current Access:	Unnamed Road
Rail:	Adjacent to BNSF 3 track Main Line city of Longview Junction - conceptual Rail Access
Sewer:	Available. Needs to be extended from nearby Tally Way - adequate capacity exists
Power:	Cowlitz PUD low capacity of 20MW and high capacity of 300MW has been explored
Natural Gas:	Needs to be extended

[PROJECT WEBSITE](#)



600 gross acres with approximately 300 net usable



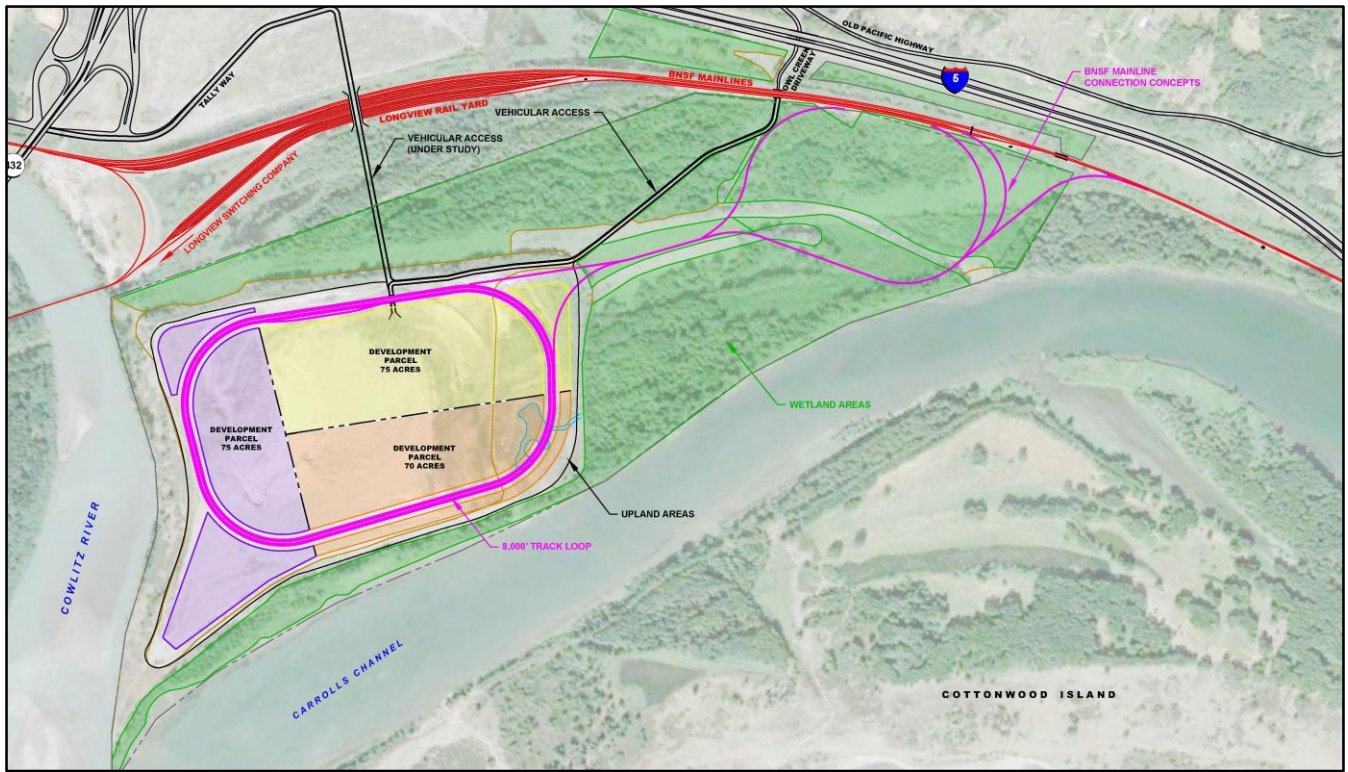


Aerials



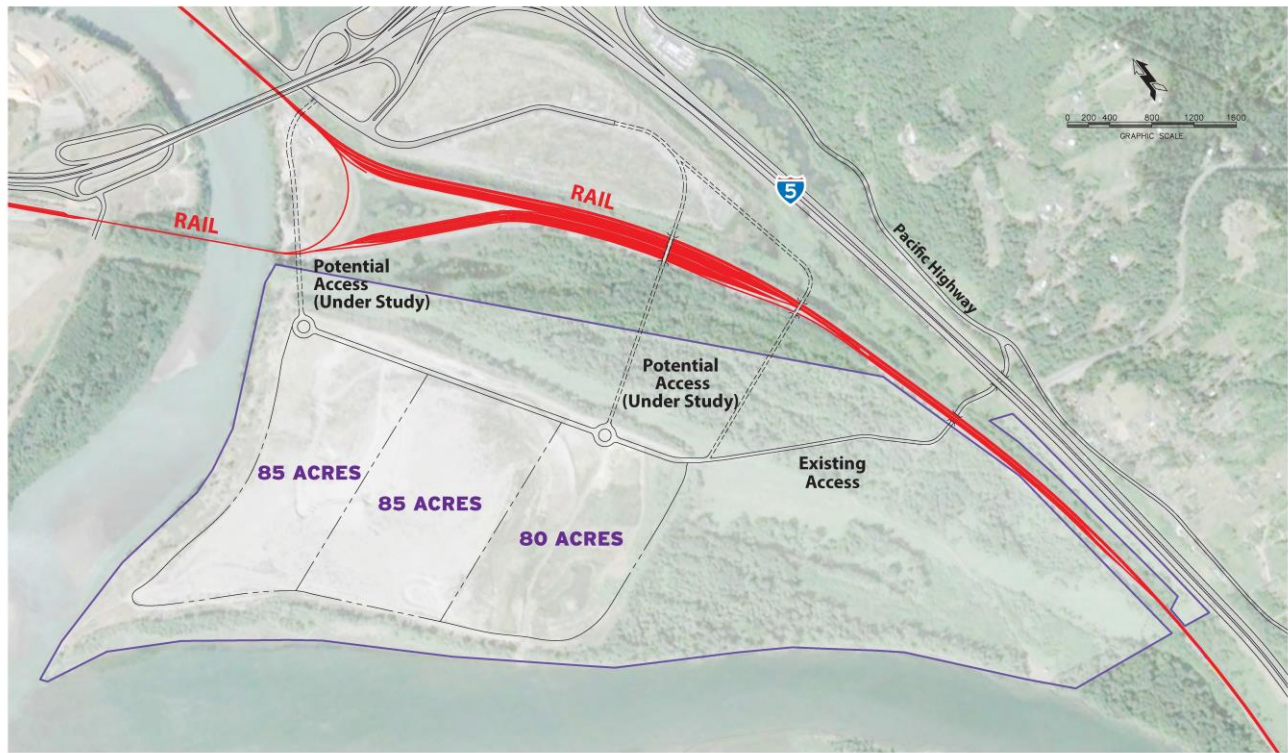


Conceptual Rail





Conceptual Access



ANCHOR POINT

Industrial Development Concept — Kelso, Washington

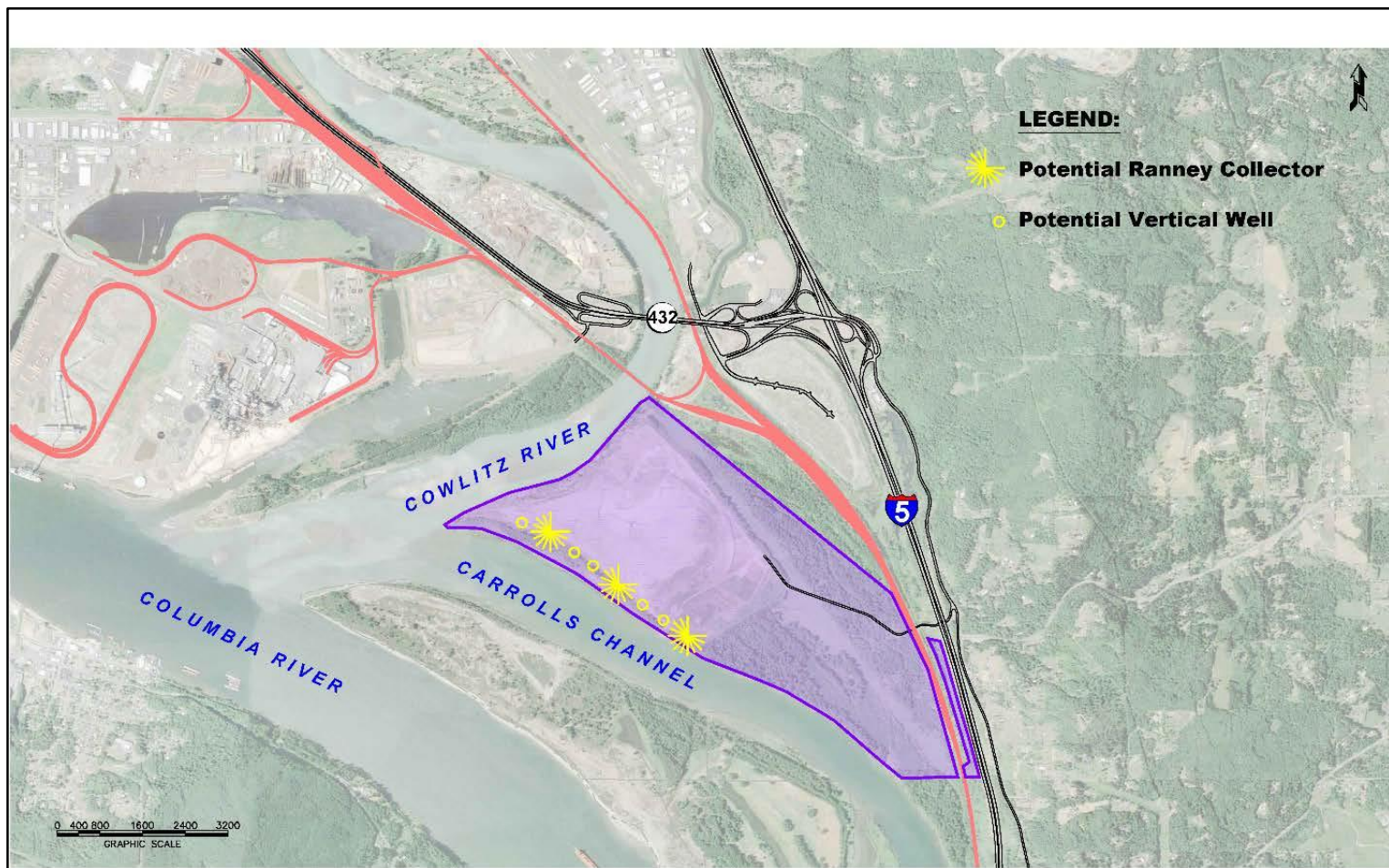


ANCHOR POINT

Anchor Point Site — Marine Access — Columbia River



Industrial Water Supply
30 Million gallon per day extraction permit
Additional detailed information available upon request



For more information, please contact:



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