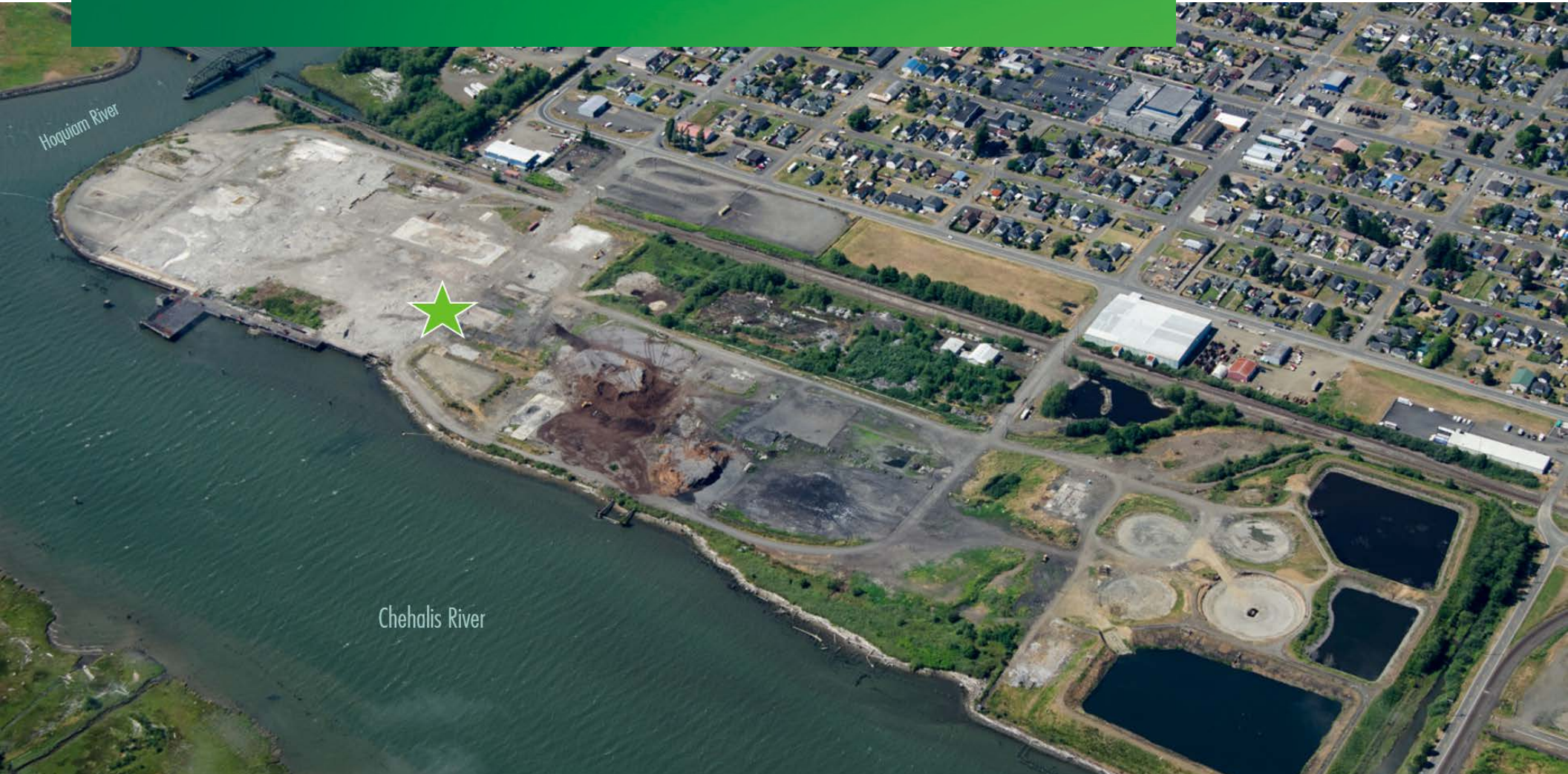


OFFERING MEMORANDUM

# INDUSTRIAL WATERFRONT SITE

GRAYS HARBOR COUNTY  
HOQUIAM, WASHINGTON





## THE OFFERING

The subject property is located next to the Port of Grays Harbor on the southwest corner of the Olympic Peninsula. The property previously operated as a pulp and paper mill for many years; the pulp mill and paper mill ceased to operate in 1992 and 2013, respectively.

This location in Grays Harbor County is ideal for ocean going vessels due to the deep-water moorage available to ships and its close proximity to the ocean. It takes approximately one hour for a ship to enter Grays Harbor from the ocean and dock at the subject site and roughly one hour to travel from the site to Interstate 5. From there, it is approximately one hour to Seattle, one-half hour to Tacoma and two hours to Portland.

### Strengths

- The site lays out well for industrial activity in addition to water-related activities
- Property division is simple due to its configuration of 9 separate tax parcels
- Close to Pacific Ocean via Chehalis River channel (10 miles or 1 hour)
- Channel depth in Chehalis River is 36 feet/dock depth 32 feet—may be able to take the depth to 43 feet
- All major infrastructure is in place for the site, including rail access, sewer, water, storm water and access on city streets
- Scarcity of waterfront property combined with the emerging pool of new users for industrial grade product is leading to increased prices and pressure for changes in heavy industrial zone classifications and allowed uses
- The Grays Harbor area has a skilled employment base for heavy industrial uses
- Proximity to Portland, Seattle and Tacoma
- Housing is reasonably priced
- The subject property has very little topography change
- In the past 20 years, very few properties zoned for heavy industrial uses, particularly when there is a need for rail on site, a dock or a channel deep enough for ships and good highway corridors
- The subject site is perfect for a rail loop system
- Expedited SEPA process
- Workforce training available

The Port of Grays Harbor has a rich history as a hub where deep water vessels and barges served the timber industry—railroads hauled in raw timber and hauled out finished lumber products. A recent deepening project further enhances the ability of cargo vessels to serve different parts of the world, transporting liquid products like chemicals, logs, grain products, ro-ro and over high and over wide etc.

Due to the waterfront access, some of the largest construction projects in the State of Washington are built at Grays Harbor. More users are looking at the fuel benefits of hauling by trains and boats, and ports have benefitted from the improved quality of rail service due to the infrastructure in place and aggressive spur line business model.

With the advent of unit trains, coal, crude oil, wheat, container, lumber and garbage, as well as other users, have enough freight traffic to use 125 car unit trains. These trains do not require the time-consuming job of building loads from several locations, but do require product producers to locate within seaports or bring their products to a central point for rail transportation. When a unit train is hauling grain from the Midwest, oil from North Dakota or cars from Detroit with no stops in between and a loop at each end, as many as seven days in transportation time can be saved from coast to coast by using the same engines and rail cars for a round trip. This type of railroading even allows contracts with the rail companies to express deliver their products.



# PROPERTY DESCRIPTION

- + Price: \$6.50 PSF as is
- + ±96.57 acres
- + ±4,206,589 SF
- + Approximately ±4,000 feet of waterfront
- + Close proximity to Pacific Ocean via Chehalis River channel (10 miles or 1 hour)
- + Channel depth in Chehalis River is 36 feet/dock depth 32 feet. There may be an ability to take the depth to 43 feet.
- + All the major infrastructure is in place serving the site, including rail access, sewer, water, storm water and access on city streets.
- + Close proximity to Portland and Seattle and Tacoma
- + Zoning: General Industrial (GI)
- + Additional 97 acres available – call for information
- + Due diligence package available upon signing confidentiality agreement
- + Rail provided by Puget Sound and Pacific RR with direct access to BN & UP lines
- + Industrial level power
- + Broadband fiber
- + High volume industrial water

PARCEL NUMBER	
1	#051202800000
2	#055205600400
3	#055206000002
4	#055206100002
5	#055206200000
6	#055206400002
7	#056400100400
8	#056400200100
9	#056400200300





### AREA DEMOGRAPHICS

2017 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	4,101	19,841	27,712
Average Household Income	\$53,826	\$55,510	\$54,871
Daytime Population	5,354	22,640	30,390



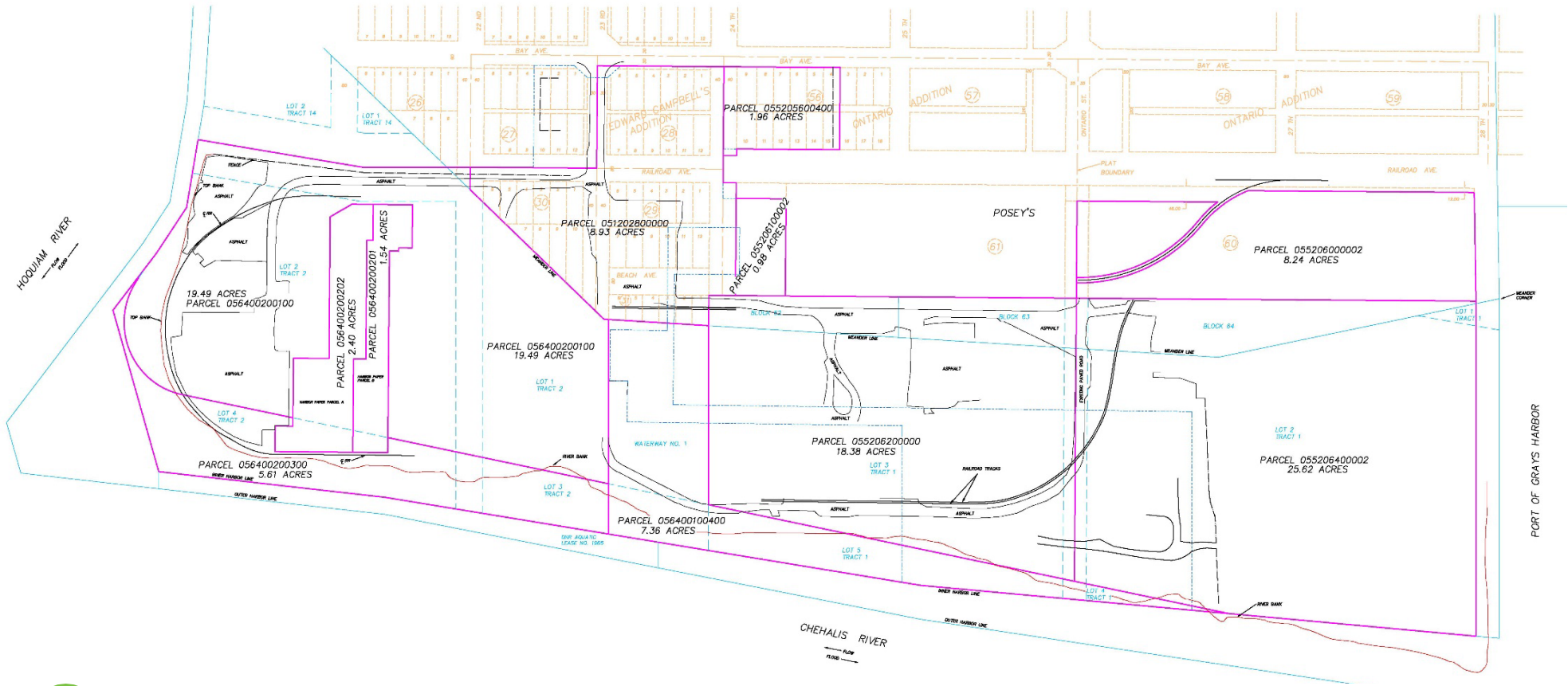


# CONCEPTUAL LOT LINE ADJUSTMENT





## SITE SURVEY



## CONTACT US

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**CBRE**

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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and

information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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