

BINGEN POINT BUSINESS PARK

Detail Sheet

Site Manager: Klickitat County Port District #1 (509) 493-1655

Site Name: Bingen Point Industrial Park and Marina

Tax Lot Number: T3-R11-Section 29,30,31,32

Address: 401 Bingen Point Way #A, Bingen, WA 98605

Site Zoning: Light Industrial, Commercial, Recreation

Total Acres: 52

Acres Vacant: 50

Compatibility/Mergable with Yes

adjacent property:

Topography: Level to rolling.

Site Preparation: Excavation for buildings, potable water, sewer, telephone, electricity, and natural gas.

General Information:

Building Area SqFt: 11,520

Building Area Vacant: None

Manufacturing Area: 6,740

Office Area: 3,500

Other:

Year Constructed: 1994

Construction Type: Metal. Concrete tilt-up with conditions.

Access Road: Maple Street

Miles to SR14: 1/2

Miles to I-84: 4

Miles to Portland International 60

Airport:

Miles to Dallesport Airport: 20: Dallesport, WA 8: Hood River, OR

Port District:

Water Access: Yes

Rail Spur: No

Distance to Rail: 1/2 mile

Utility Available/Source	Size/Capacity	Distance	Provider
Water	Yes	8 inch	Immediate City of Bingen
Sanitary Sewer	Yes	8 inch	Immediate City of Bingen / White Salmon
Storm Sewer			
Electricity	Yes		Immediate Klickitat PUD
Natural Gas	Yes	4 inch	Immediate NW Natural Gas
Tele-Communications	Yes		Sprint

Terms of Sale or Lease rates are negotiable, plus Washington State Leasehold Tax

Lease: of 12.84% on lease amount. Options to purchase accepted with qualifications.

Environmental The site is on the Columbia River, Bingen Lake, Bingen Marina.

Constraints on Set-back from the mean high water mark is 100 ft on all

Development: construction.

Miscellaneous Detail: The site is to be developed with a Harbor Marina theme.