

DALLESFORT INDUSTRIAL PARK

DETAIL SHEET

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

Site Name: Dallesport Industrial Park

Tax Lot Number: T2-R-13 Section: 23,26,25,35,36

Address: SR14 and US197, Dallesport, WA 98617

Site Zoning: General Industrial & Industrial Park

Total Acres: 660

Acres Vacant: 640

Compatibility/Mergable with Yes

adjacent property:

Topography: Level to rolling.

Site Preparation: Lots 23,24,25,40,41,42 are site ready. Excavation on additional lots required.

General Information: Barge Loading Facility includes Berthing space:300'. NPE height:9'. Apron width:30'. NPE depth:18'. Columbia River Mile:192. Truck access overpass rated at 18,000# axle loads.

Building Area Sq Ft:

Building Area Vacant:

Manufacturing Area:

Office Area:

Other:

Year Constructed:

Construction Type:

Access Road: Dock Road asphalt

Miles to SR14: 1/2

Miles to I-84: 3

Miles to Portland International 80

Airport:

Miles to Dallesport Airport: 2

Port District:

Water Access: Columbia River

Rail Spur: Yes

Distance to Rail: Immediate

Utility	Available/Source	Size/Capacity	Distance	Provider
Water	Yes	10 inch	Immediate	Port of Klickitat
Sanitary Sewer	Yes	12 inch	Immediate	Klickitat County
Storm Sewer	No			
Electricity	Yes	Heavy w/Substation	Immediate	Klickitat PUD
Natural Gas	Yes	4 inch	Immediate	Northwest Natural Gas
Tele-Communications	Yes			Sprint

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

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

Environmental: None must be approved by the Department of Ecology on any Constraints on environmental issues.

Development:

Miscellaneous Detail: N/A