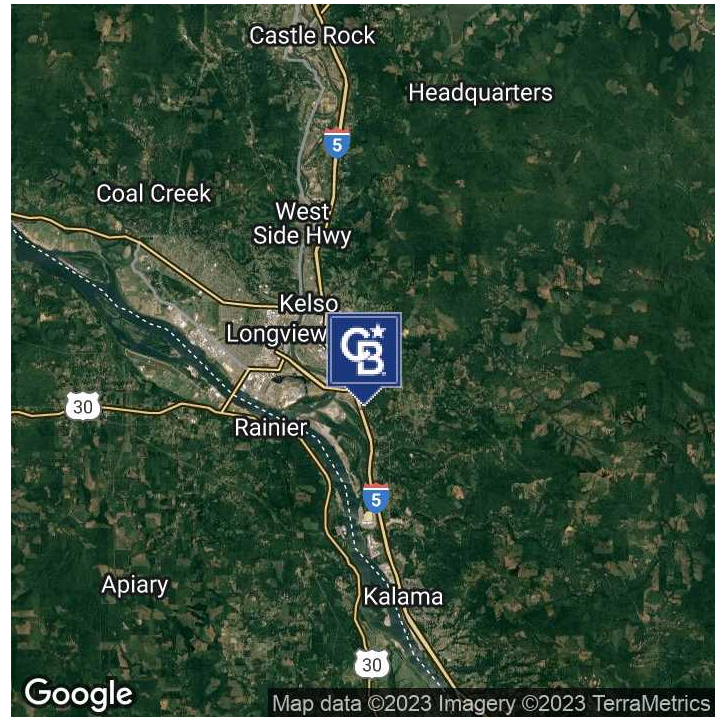
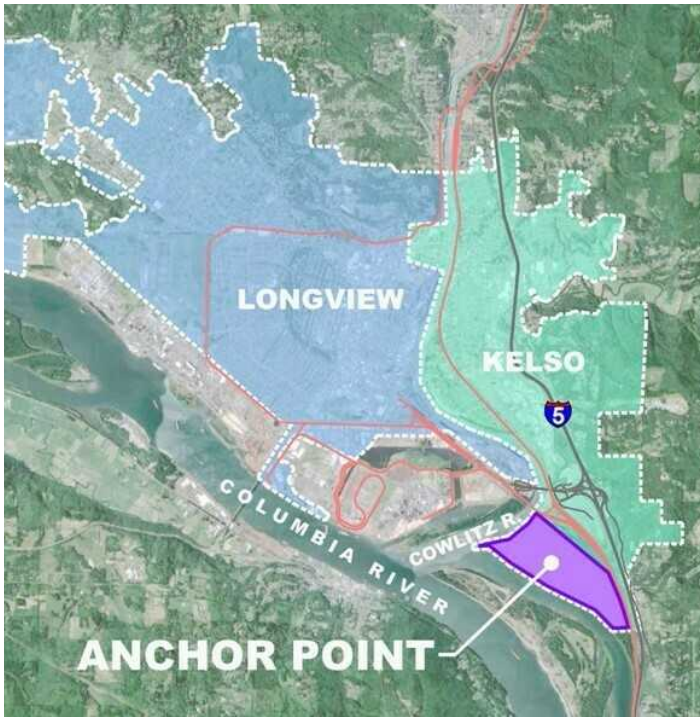


SALE

ANCHOR POINT

3000 Old Pacific Hwy S Kelso, WA 98626



PROPERTY OVERVIEW

The Anchor Point site is comprised of approximately 600 acres, with nearly 300 developable 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 HIGHLIGHTS

- Industrial Zoning & 335 Wetland Mitigation Acres
- BNSF Direct Rail Access, UP Trackage Right Access
- 30 Million Gallon/Day Water Extraction Permit
- Active Sand and Gravel Mining Operation

PROJECT WEBSITE

[Click Here](#)

Kim Adams, CCIM

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PROPERTY SPECIFICATIONS

Price:	Negotiable
Property Type:	Heavy Industrial Land
Gross Acreage:	Nearly 600 AC
Development Area:	Nearly 300 AC
Topography:	Level elevation from 15-52 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

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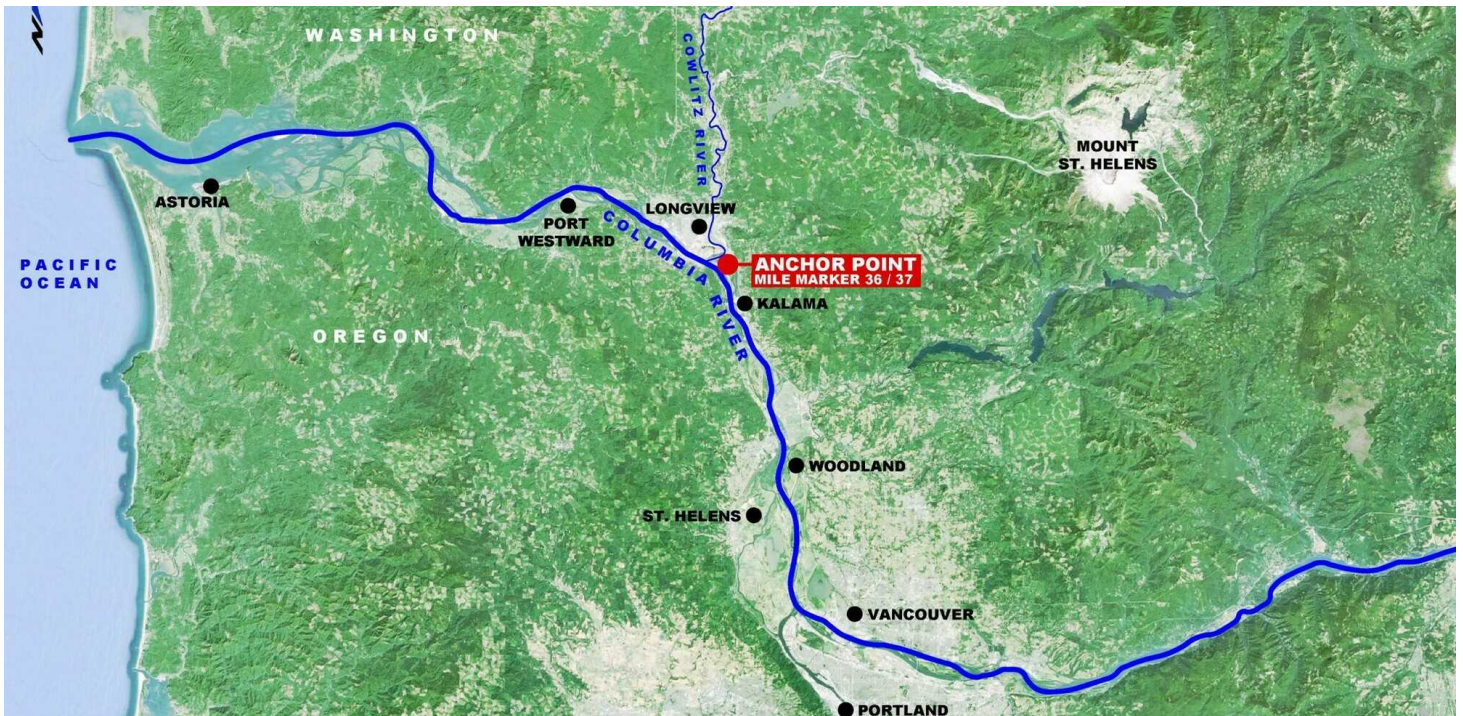
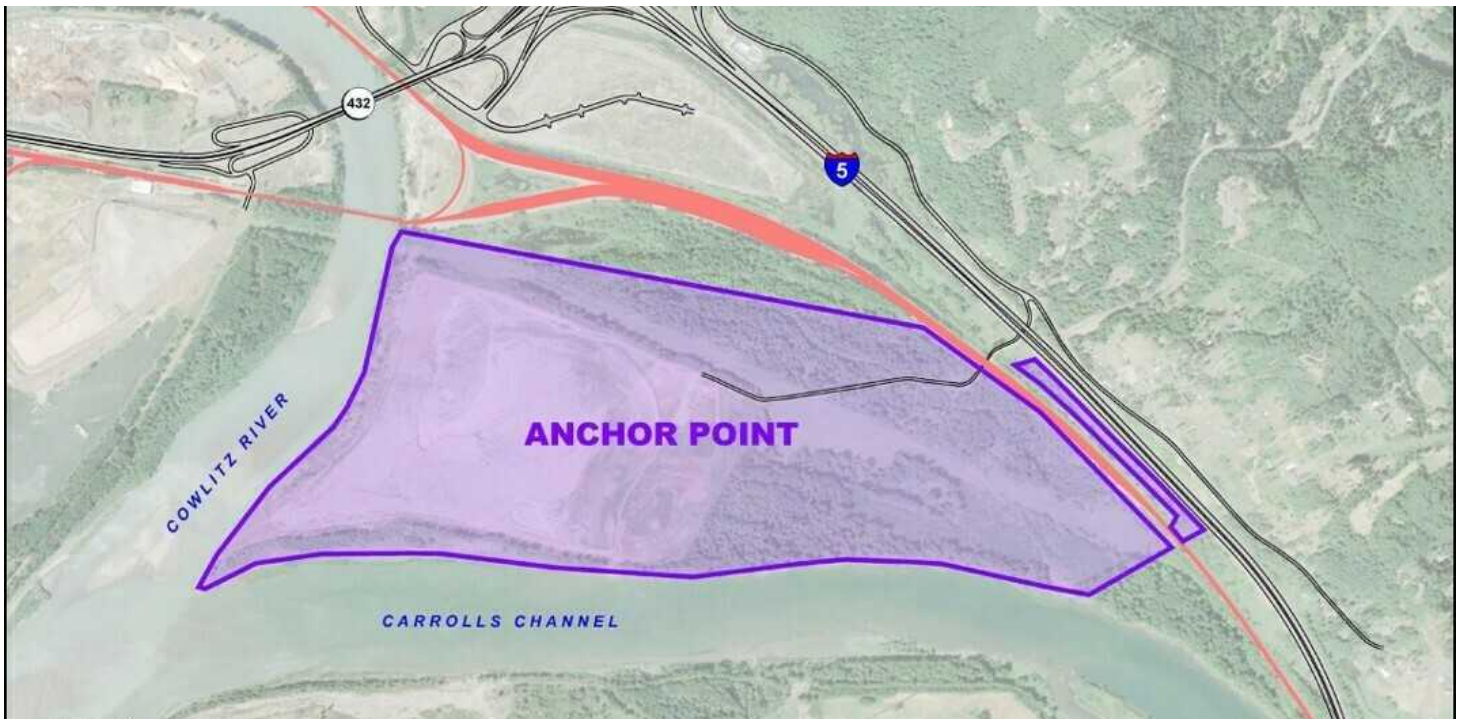


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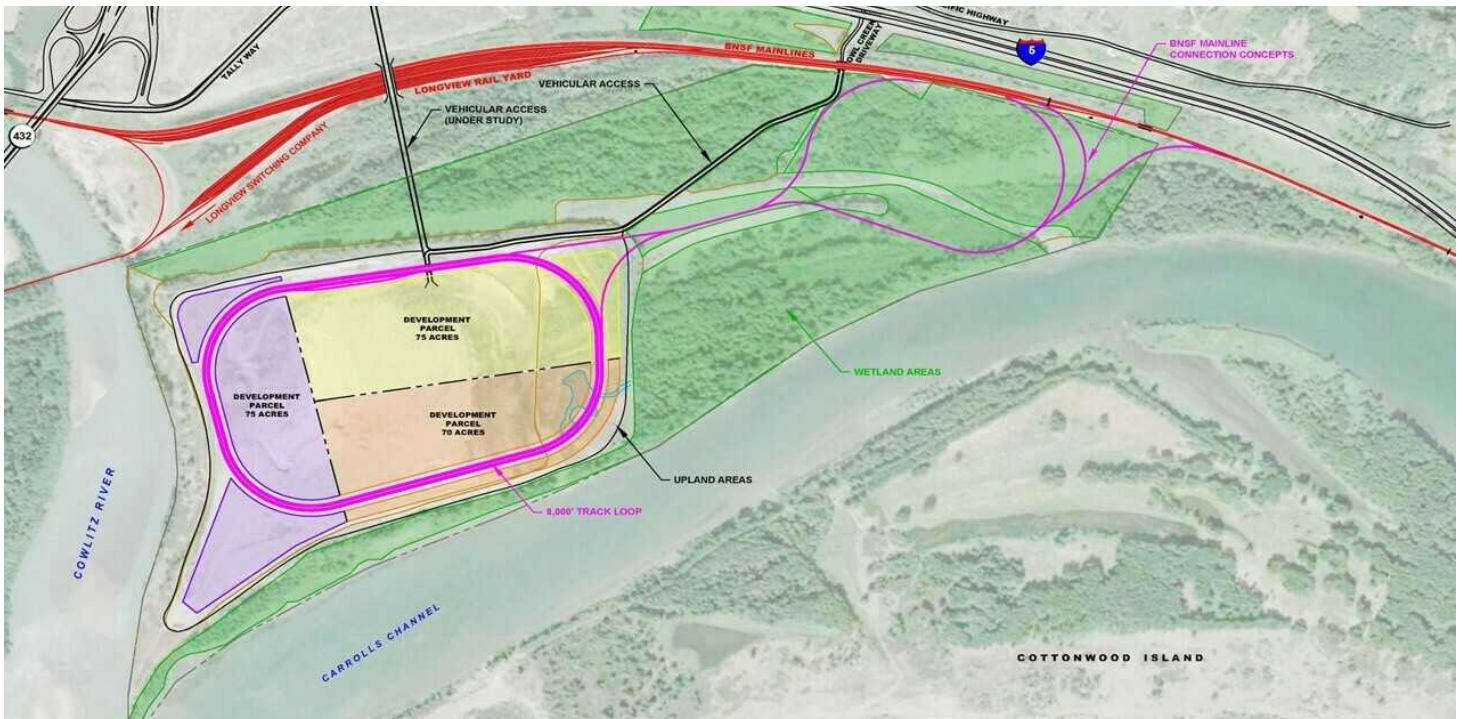


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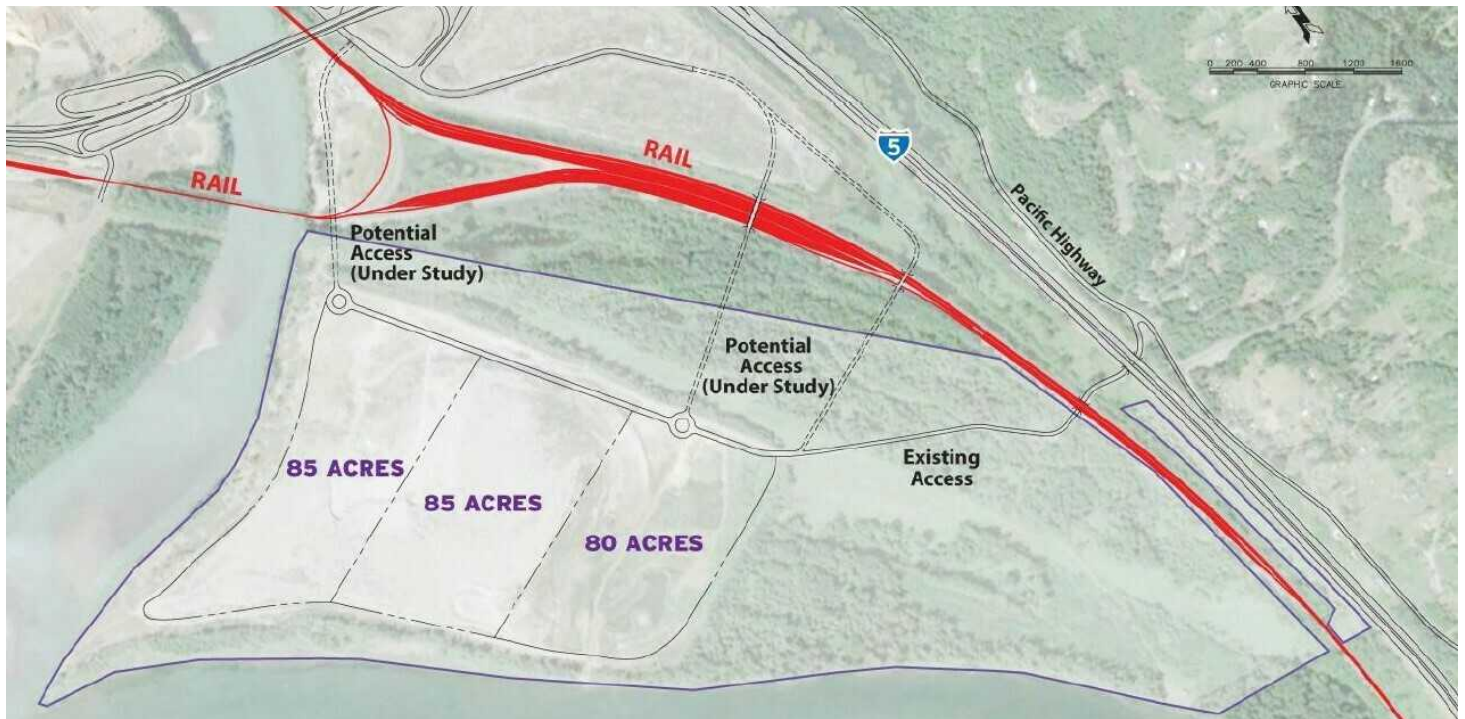


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