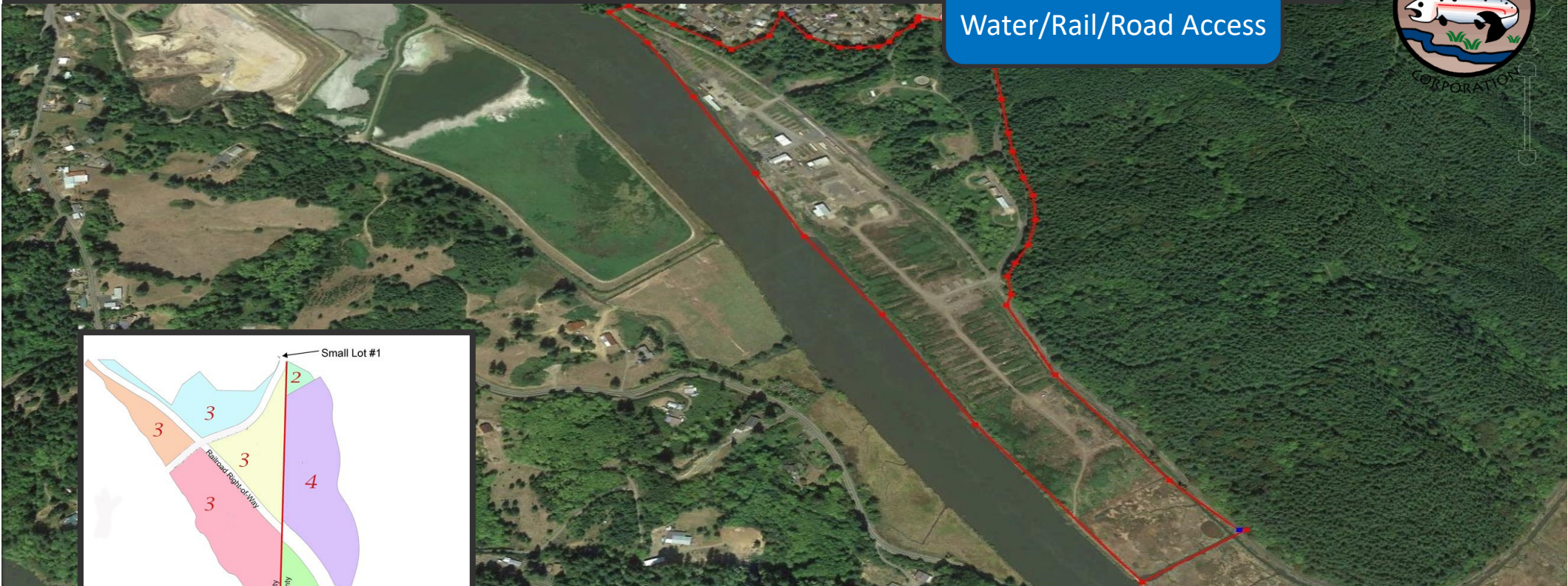


Industrial Land
Water/Rail/Road Access



Property Description

- ◆ Industrial/Planned Industrial Zoned
- ◆ Owned by Confederated Tribes of Siletz Indians
- ◆ Over 60 acres available (flat west of single track branch of W&P railroad that bifurcates property)
- ◆ Divisible plots available upper and lower sections
- ◆ Fee Land (City of Toledo & Lincoln County)
- ◆ Land lease and Build-to-Suit lease options
- ◆ Three miles from Hwy 20
- ◆ Eleven miles from Hwy 101
- ◆ Two gated access roads onto property
- ◆ 4-inch natural gas service to property
- ◆ Overhead electric power (Three Phase available)
- ◆ Private water available (4 inch mains)
- ◆ Private rail spur (off W&P rail line)
- ◆ Existing office and maintenance shop for lease
- ◆ Adjacent uses: Industrial, Residential & Waterway (Navigable)
- ◆ Two long-term tenants on property