



**BERKSHIRE
HATHAWAY**
HomeServices

Coastal | PDX

COMMERCIAL DIVISION

SALE

LEASE

SELLER

LEASE

BACK

VALERIE SCHUMANN

Principal Broker

C: 503-812-8423

vschumann@bhhsnw.com

DAN SLEVIN

Industrial Specialist

C: 503-260-1833

dslevin@bhhsnw.com

406 GARIBALDI AVENUE

P.O. BOX 475

GARIBALDI, OR 97118

OregonCoastCommercial.com

FOR SALE

\$3,500,000 | 8140 BEWLEY STREET, BAY CITY, OR 97107



MULTI-BUILDING MANUFACTURING FACILITY | ZONED HIGH INTENSITY (HI) EAST

This 62 year, second generation wood manufacturing facility with multiple buildings, is situated on 7.22± acres, with abundant on-site parking.

Five separate buildings span the property including a 75,000± square foot warehouse/manufacturing facility and metal shop buildings, plus a 3,000± square foot updated freestanding office building with frontage along Bewley Street.

Building Features: Clear Span Buildings, Standpipe/Fully Sprinklered, Wood Drying Kiln, 3 Phase Power

The property "campus" **to be sold together, or buildings leased separately. Possible seller lease back of either of the production buildings with or without the office building.**

Current on-site production equipment, assessed at approximately \$1M available separately or as otherwise negotiated.



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**VERSATILE
USE
CAMPUS**

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SITE OVERVIEW

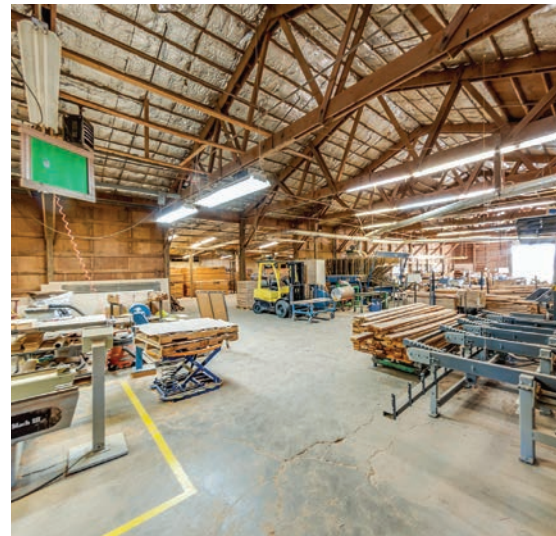
BAY CITY, OREGON DEVELOPMENT ZONING ORDINANCE #374

EAST HIGH INTENSITY AREA (US HIGHWAY 101) | Section 1.404

Uses located in the area may be more highway oriented than those allowed in the town center, and similar to those uses established there, such as the service station, highway oriented stores, and light industry. Uses anticipated are recreation vehicle parks and additional industrial activities which require larger land areas and access to the highway. Access onto US 101 shall be limited to public streets other than US 101.

MULTI-BUILDING MANUFACTURING FACILITY

- 7.22 Acre Industrial Manufacturing Site
- 62 Year Generational Wood Production Facility
- 75,000 SF Manufacturing/ Warehouse Space
- 5 separate buildings
- Sprinkled - wet and dry system
- Wood Drying Kiln
- Approximately 3,000 SF freestanding updated office building
- Standpipe
- Heavy 3 Phase Power
- Metal Machine Shop Bldg.
- Abundant On-Site Parking and Storage Areas





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FREESTANDING FRONT OFFICE BUILDING





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Garibaldi/Coastal

COMMERCIAL DIVISION

TILLAMOOK COUNTY

**HARD TO
FIND**

**LARGE
PARCEL**

Manufacturing
FACILITY

VALERIE SCHUMANN

Principal Broker

O: 971-265-1070

C: 503-812-8423

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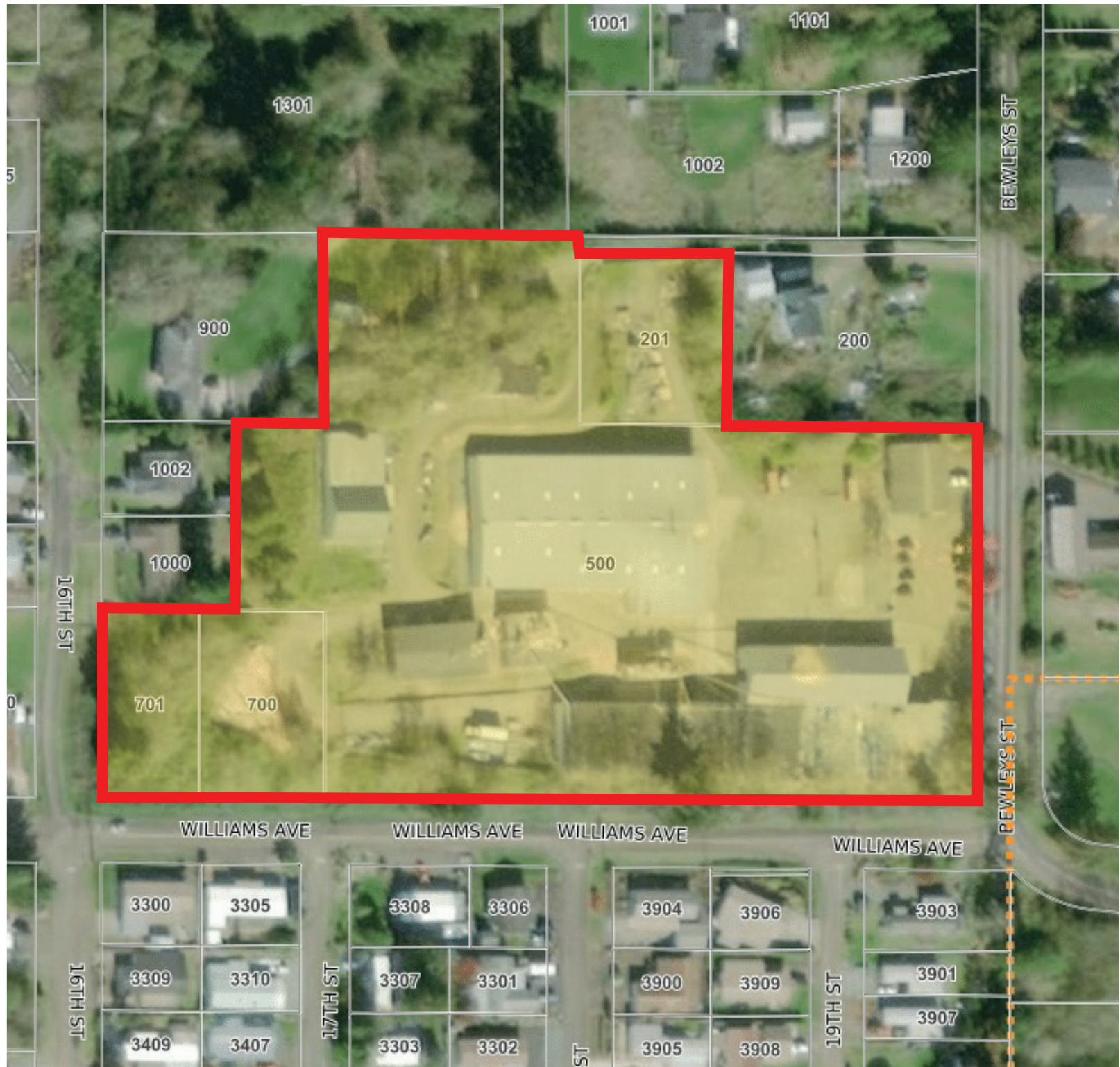
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Garibaldi/Coastal
COMMERCIAL DIVISION

**OREGON
DEVELOPMENT
ORDINANCE #374**

ALLOWABLE USE MATRIX

VALERIE SCHUMANN
Principal Broker
O: 971-265-1070
C: 503-812-8423
vschumann@bhhsnw.com

DAN SLEVIN
Industrial Specialist
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OregonCoastCommercial.com

Use	Title of Use	Use Zones								
		USE ZONES:	SL1	SL2	SL3	NHI	SHI	EHI	MI	LI
1	Accessory Building	NA	C	O	O	O	O	O	O	O
2	Agriculture	NA	NA	C	NA	NA	C	C	O	
3	Aquaculture, including Oyster Farming	C	C	C	NA	NA	NA	NA	NA	NA
4	Bed and Breakfast Establishment	NP	NP	C	C	NP	NP	C	C	
5	Boat Storage - Boat Repair or Construction	NP	C	NP	NP	C	C	NP	C	
6	Child Care Facility	NP	NP	NP	C	NP	NP	C	C	
7	Commercial - Water Dependent	NP	C	NA	NP	NA	NA	NA	NA	NA
8	Commercial - Water Related	NP	C	NA	NA	C	NA	NA	NA	NA
9	Commercial - Primary Retail or Service Non-Water Dependent or Related	NP	NP	NP	C	C	C	NP	NP	
10	Commercial - Retail or Service with Large Land Needs - High Traffic Generation	NP	NP	NP	NP	C	NP	NP	NP	
11	Commercial Recreation - High Traffic Generation	NP	NP	NP	NP	C	C	NP	NP	
12	Commercial Recreation - Low Traffic Generation	NP	NP	C	NP	C	C	C	C	
13	Cottage Industry	NP	NP	C	C	C	C	C	C	
14	Development on Slopes 25% or Greater	C	C	C	C	C	C	C	C	
15	Dredge Material Disposal	NP	C	NP	NP	NP	NP	NP	NA	
16	Eating or Drinking Establishment	NP	C	NP	C	C	C	NP	NP	
17	Extensive Excavation or Grading	NP	C	C	C	C	C	C	C	
18	Forest Management	C	NA	C	NA	NA	NA	C	C	
19	Home Occupation	NP	NP	O	O	O	O	O	O	
20	Hospitals and Health Care Facility	NP	NP	NP	NP	NP	C	NP	C	
21	Industrial - Water Dependent	NA	C	NA	NA	NA	NA	NA	NA	NA
22	Industrial - Water Related	NP	C	NA	NA	C	NA	NA	NA	
23	Industrial - Non-Water Dependent or Non-Water Related**	NP	NP	NP	NP	C	C	NP	NP	
24	Kennel	NP	NP	NP	NP	NP	NP	NP	C	
25	Large Scale Development	NP	NP	C	C	C	C	C	C	
26	Marinas, Piers, Launching Ramps, Docks, and Other Boating Facilities	NP	C	NP	NA	NA	NA	NA	NA	NA
27	Marjuana Production, Processing, Wholesale and Distribution	NP	NP	NP	NP	NP	NP	NP	C	
28	Marjuana Retail	NP	NP	NP	NP	C	NP	NP	NP	
29	Meeting Hall, Church, School and Museum	NP	NP	NP	C	C	C	C	C	
30	Mining, Removal of Sand or Gravel	NP	NP	C	NP	NP	NP	NP	NP	
31	Mini-storage Establishment	NP	NP	NP	NP	C	C	NP	NP	
32	Minor Navigation Improvement	C	C	C	NA	NA	NA	NA	NA	NA
33	Mixed Use Non-Residential - Residential Use	NP	NP	NP	C	NP	NP	C	C	
34	Motels, Hotels, and Inns	NP	NP	NP	C	C	C	NP	NP	
35	Natural Resource, Cultural, and Historical Interpretative Center	NP	C	C	C	C	C	C	C	
36	Parking Area, Public or Private	NP	C	C	C	C	C	C	C	
37	Partition, Planned Development, Replat, or Subdivision	C	C	C	C	C	C	C	C	
38	Property Line Adjustment	C	C	C	C	C	C	C	C	
39	Public Recreation Area	C	C	C	C	C	C	C	C	
40	Residential Development - Single Family or Duplex	NP	NP	O	NP	NP	NP	O	O	
41	Residential Development - Multiple Family	NP	NP	NP	NP	NP	NP	C	C	
42	Restoration and Mitigation Activity	C	C	C	C	C	C	C	C	
43	Senior and Disability Service Facility	NP	NP	NP	C	C	C	C	C	
44	Shoreline Stabilization Structure	C	C	C	C	C	C	C	C	
45	Short Term Vacation Rentals	NP	NP	O	O	O	O	O	O	
46	Temporary Estuarine or Riparian Alteration	T	T	T	T	T	T	T	T	
47	Temporary Recreation Vehicle / Travel Trailer	N/P	N/P	T	T	T	T	T	T	
48	Utilities - Public or Private; Power Station, Sewer Pond, Pump Station	C	C	C	C	C	C	C	C	
49	Wrecking Yard; Junk Yard	NP	NP	NP	NP	NP	NP	NP	NP	
50	Yurt, Recreational	NP	NP	C	NP	NP	NP	NP	NP	
51	Zero Lot Line Development	NP	NP	C	NP	NP	NP	C	NP	

C = Conditional Use O = Outright Use T = Temporary NP = Not Permitted N/A = Not Applicable
 SL1 = Shoreland 1 Zone SL2 = Shoreland 2 Zone SL3 = Shoreland 3 Zone
 MI = Moderate Intensity Zone LI = Low Intensity Zone
 NHI = North High Intensity Zone SHI = South High Intensity Zone EHI = East High Intensity Zone
 The Coastal Shoreland Area is defined by the Bay City Comprehensive Plan and Oregon Statewide Planning Goal 17 as the area west of Highway 101.