



## Kaster

1400 Kaster Rd, Saint Helens, OR 97051



**Jeff Yarbor**

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# Kaster

\$2,600,000

Industrial property in the Pacific Northwest with deep water, rail, and semi access available. The property is 2.7 acres, flat and usable. 3 buildings with 12,100 Square Feet of warehouse and office space that has recently been renovated and upgraded. There are an additional 6.2 acres available and 2 out buildings with 5,750 Square Feet. Energy is supplied from PGE 800 AMPS to the buildings currently. Large Natural gas pipeline supply adjacent to the property. Property has optional rail spur for 10-12 cars with multiple additional rail spurs up to 4000 ft. single spur available for lease. Columbia River deep water dock access, 30 minutes from Portland, OR and Longview, WA. The City of St. Helens is very flexible and pro business...

- HI ZOING
- Railroad Spur holds 10-12 rail cars+ large flat lay down area
- 5 Buildings
- Water Access
- Vacant
- Adjacent Land for sale



Price: \$2,600,000

Property Type: Industrial

Property Subtype: Manufacturing

Building Class: C

Sale Type: Investment

Lot Size: 2.70 AC

Gross Building Area: 21,119 SF

Rentable Building Area: 12,100 SF

Sale Conditions: Lease Option

No. Stories: 1

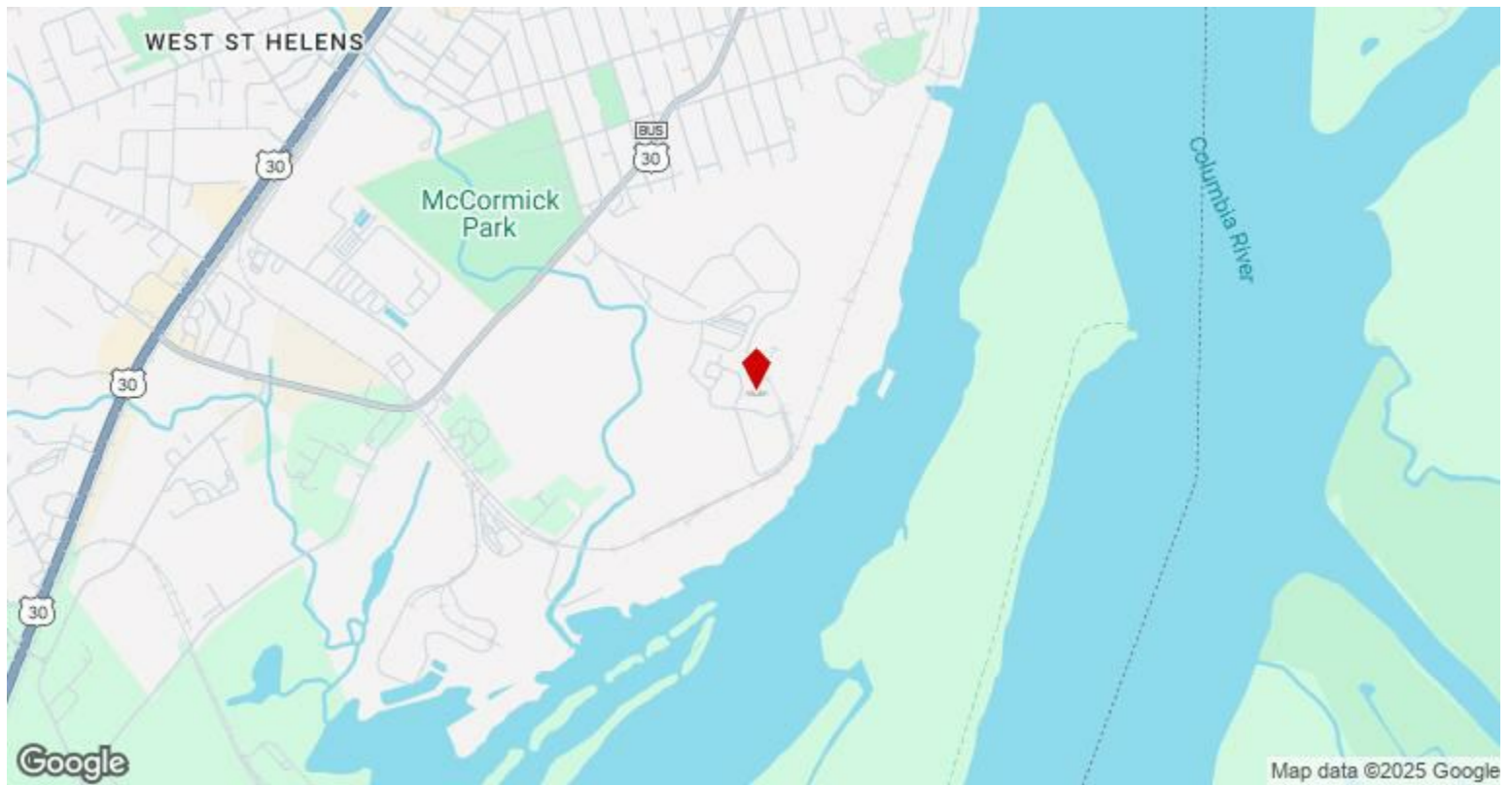
Year Built: 1984

Parking Ratio: 0/1,000 SF

Zoning Description: H

APN / Parcel ID: 4109-00-00102





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# Property Photos



RCP  
Building Photo



RCP  
Building Photo



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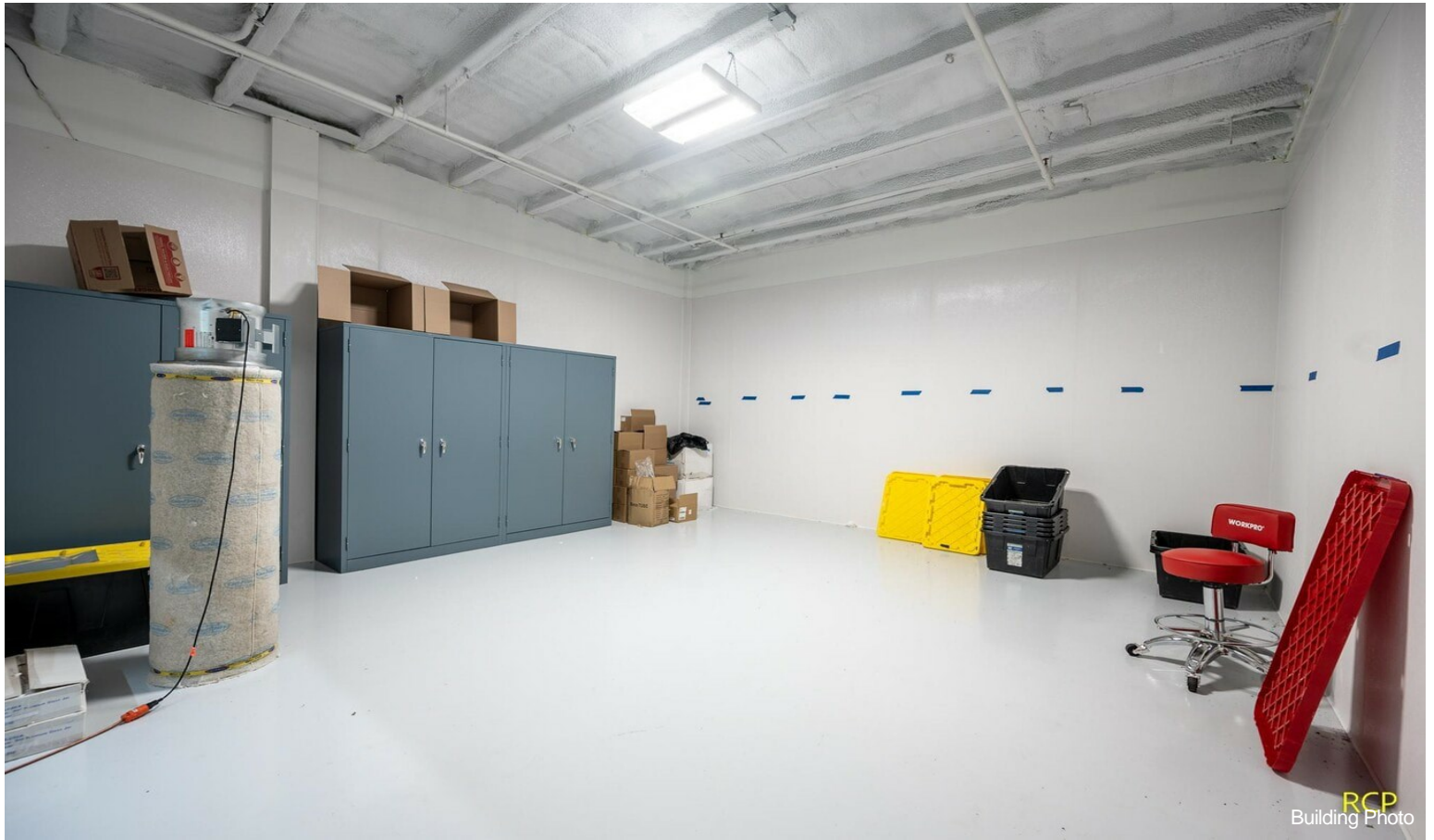


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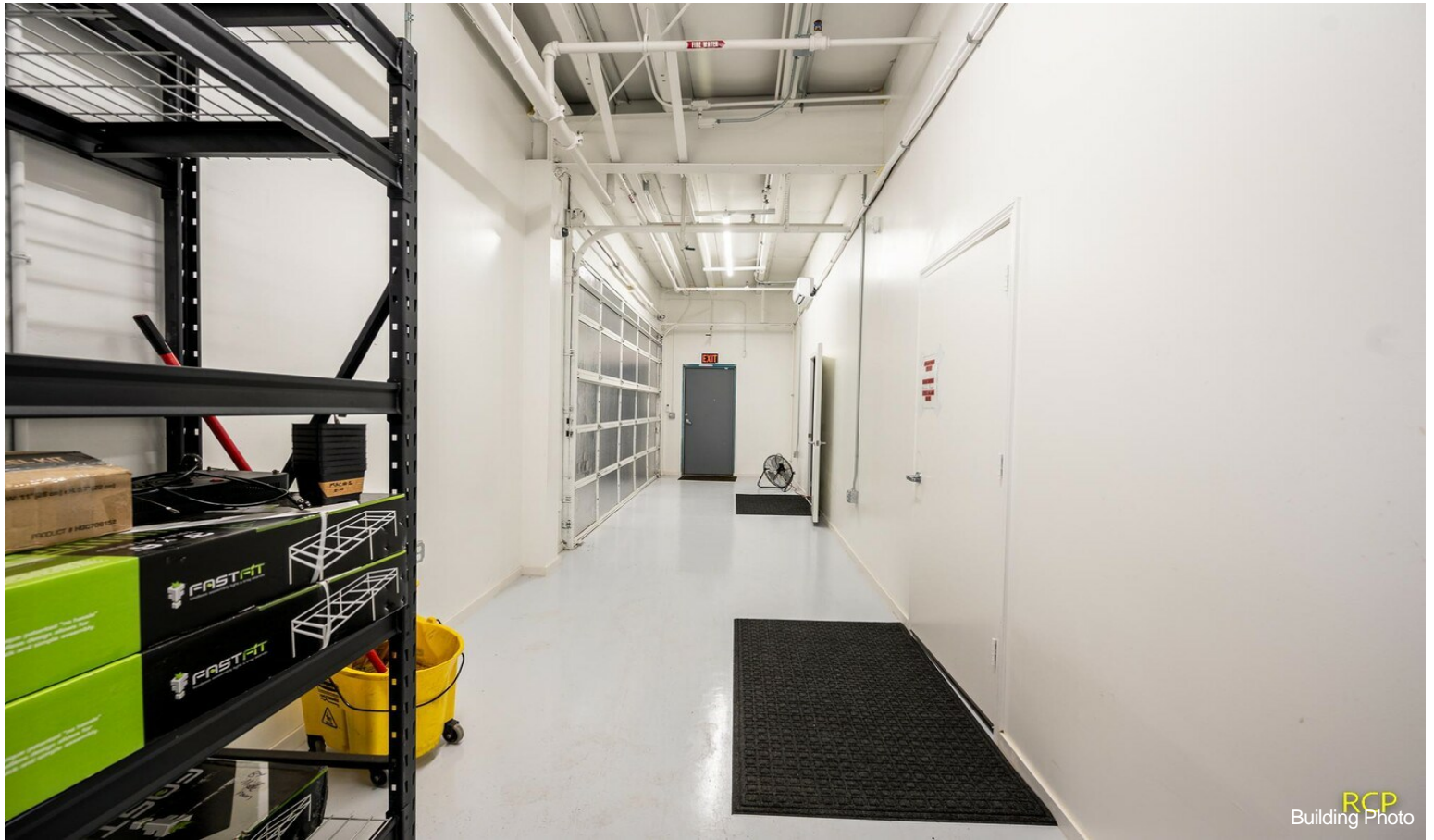


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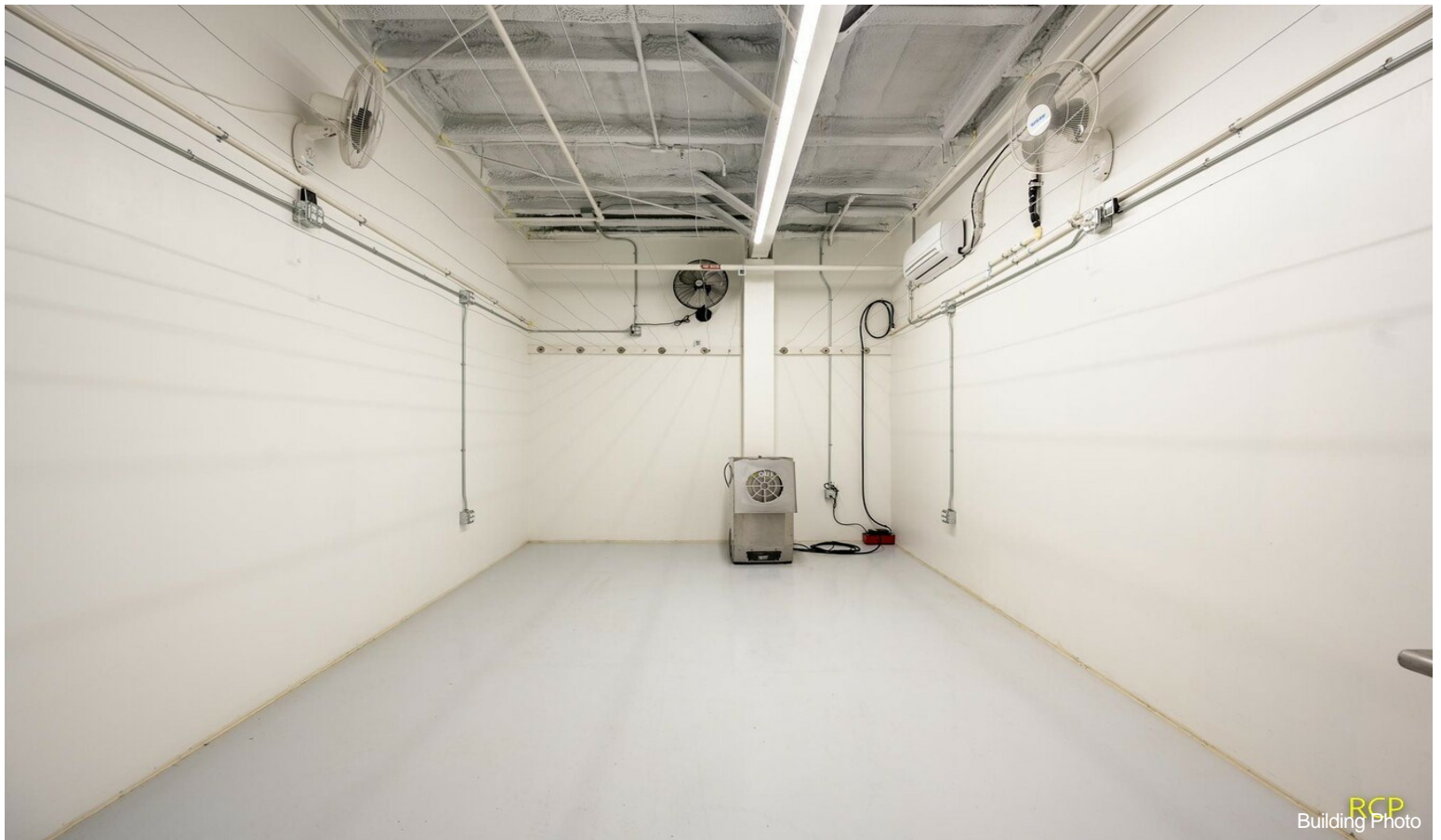




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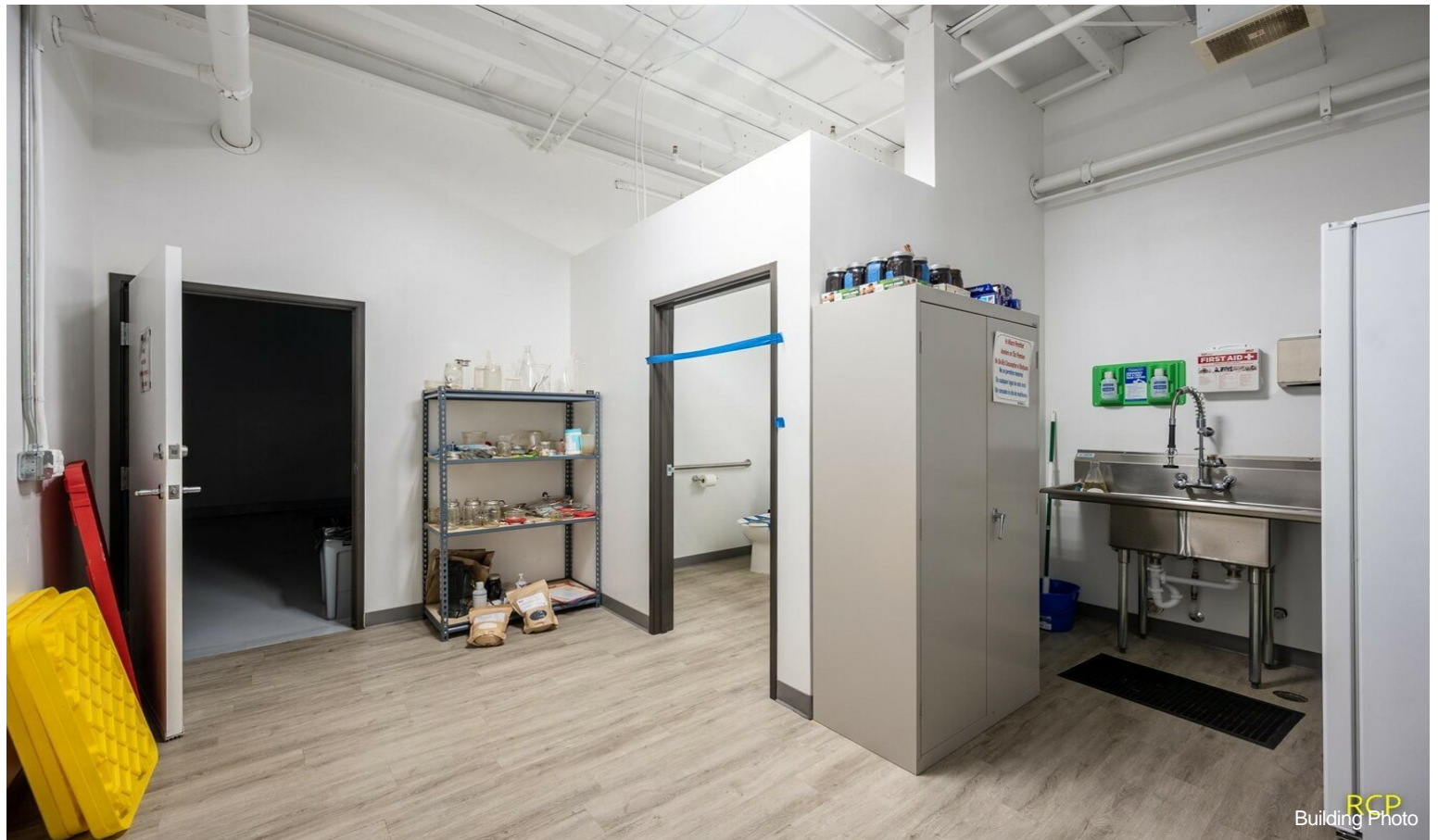
RCP  
Building Photo



RCP  
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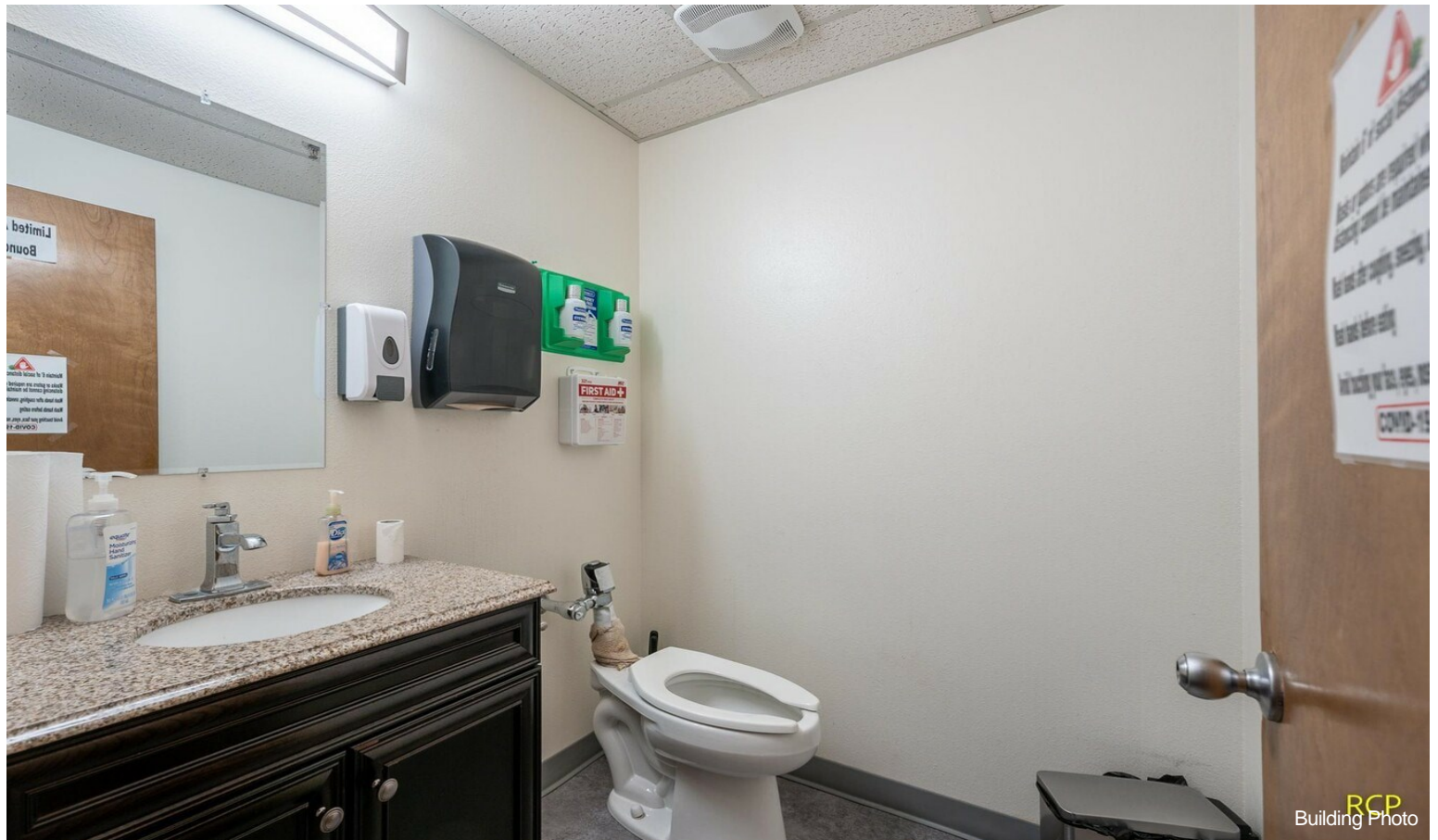


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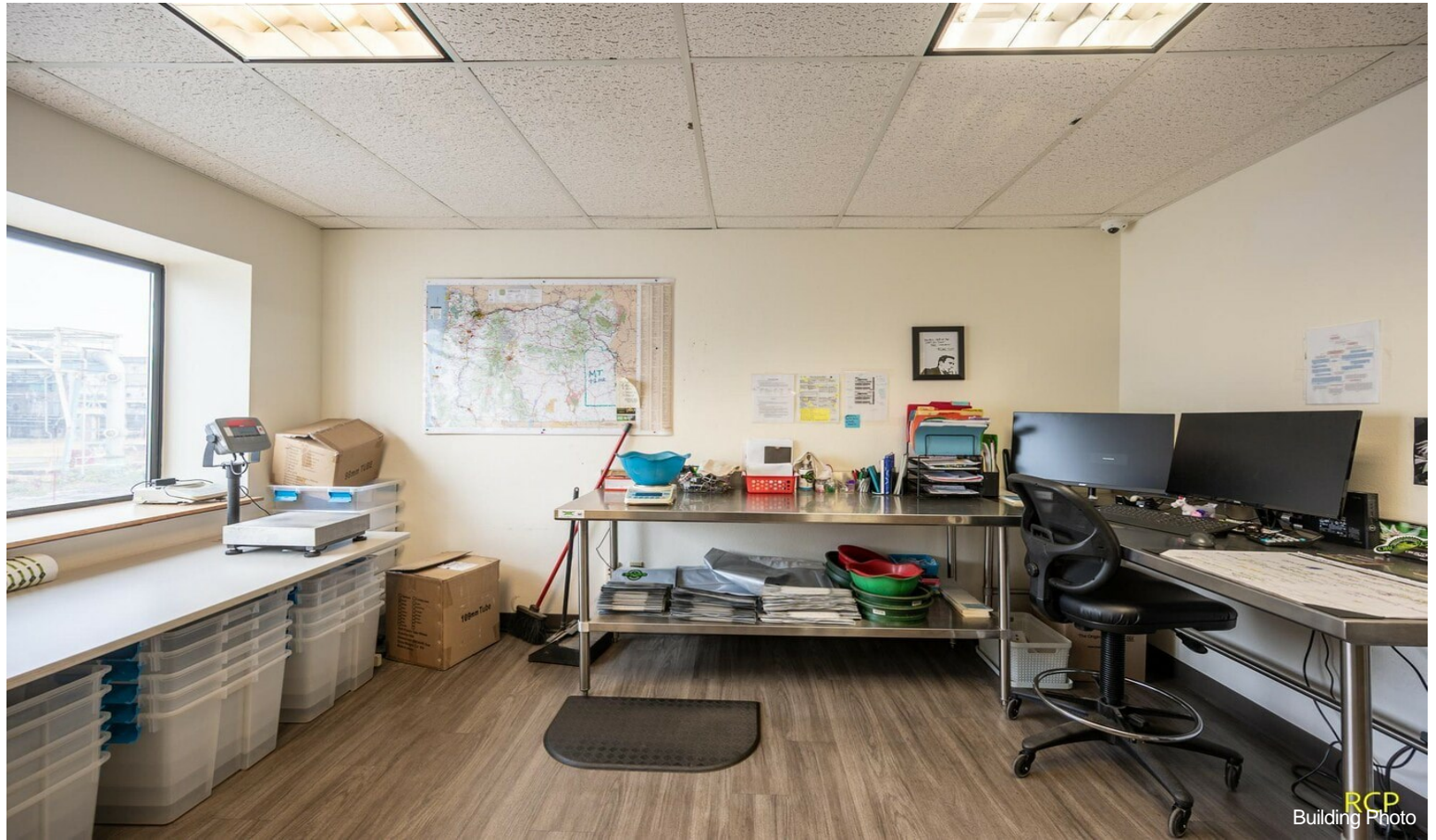


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