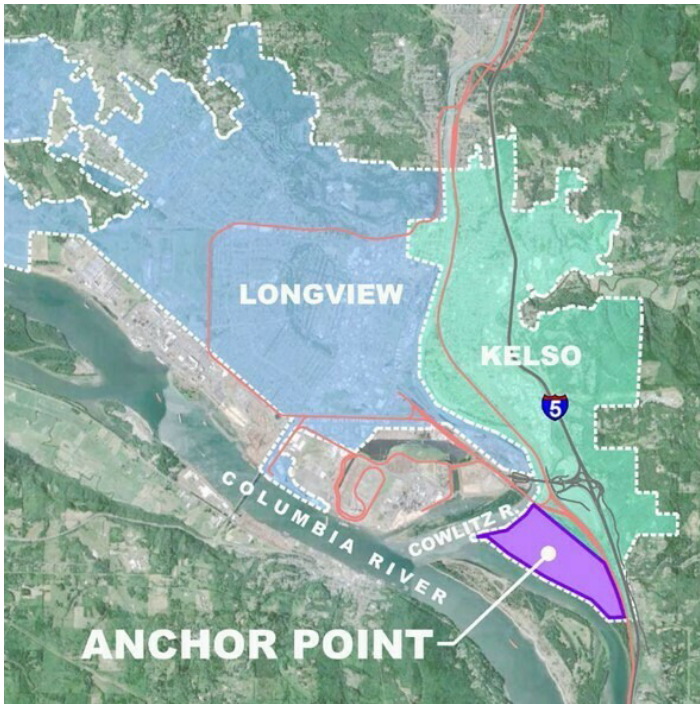


# SALE

## 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](#)

---

**Bob Fredrickson, CCIM**  
(206) 595-7232  
bfredrickson@cbcworldwide.com



**COLDWELL BANKER  
COMMERCIAL**  
DANFORTH

# SALE

## ANCHOR POINT

3000 Old Pacific Hwy S Kelso, WA 98626



### 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

**Bob Fredrickson, CCIM**  
(206) 595-7232  
bfredrickson@cbcworldwide.com

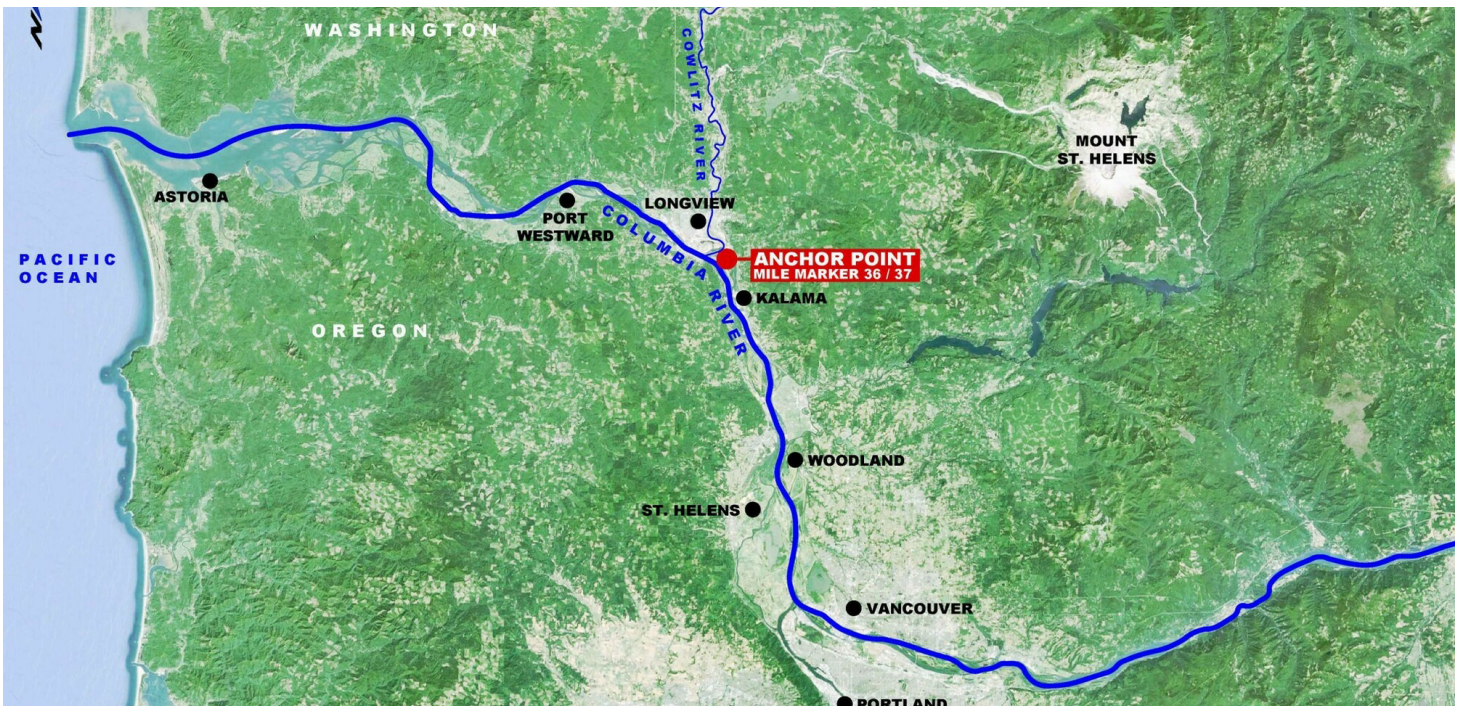
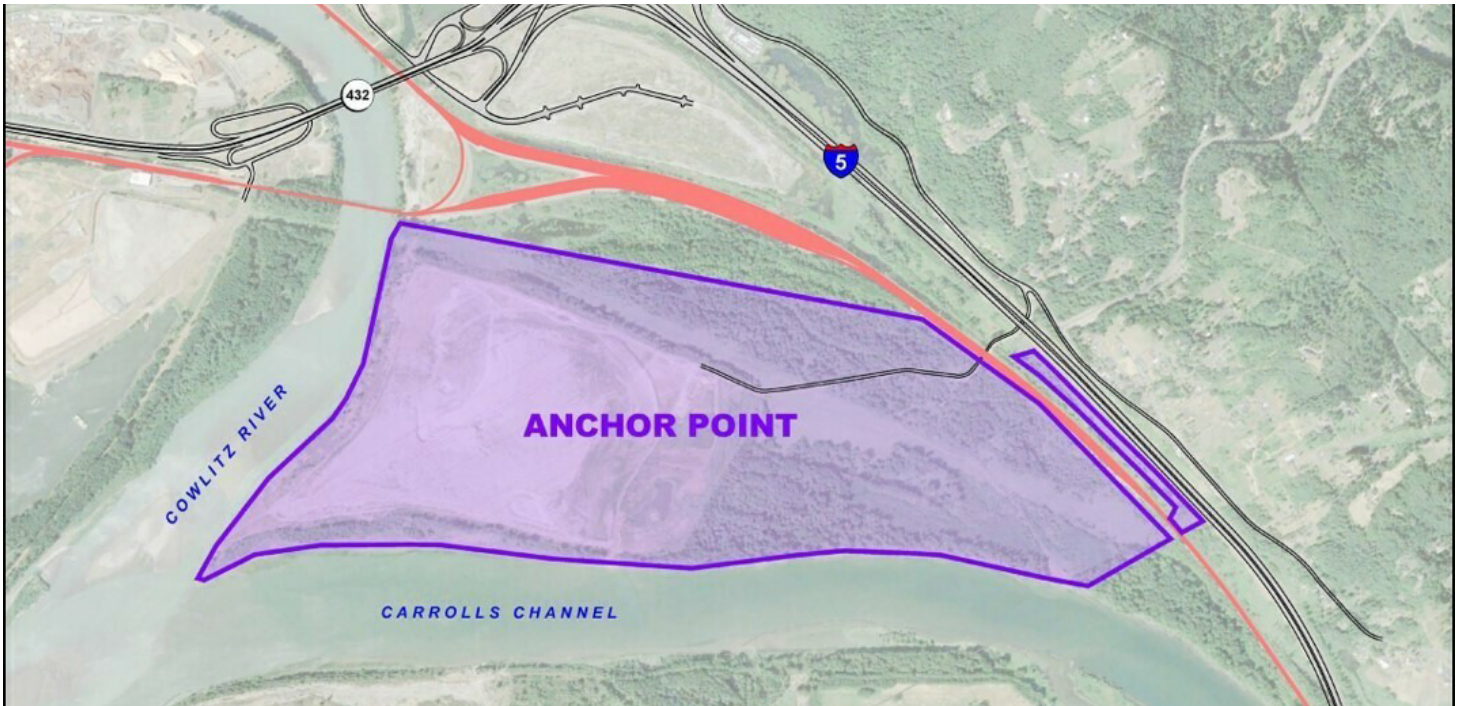


**COLDWELL BANKER  
COMMERCIAL**  
DANFORTH

# SALE

## ANCHOR POINT

3000 Old Pacific Hwy S Kelso, WA 98626



**Bob Fredrickson, CCIM**  
(206) 595-7232  
bfredrickson@cbcworldwide.com



**COLDWELL BANKER  
COMMERCIAL**  
DANFORTH

# SALE

## ANCHOR POINT

3000 Old Pacific Hwy S Kelso, WA 98626



---

**Bob Fredrickson, CCIM**  
(206) 595-7232  
bfredrickson@cbcworldwide.com

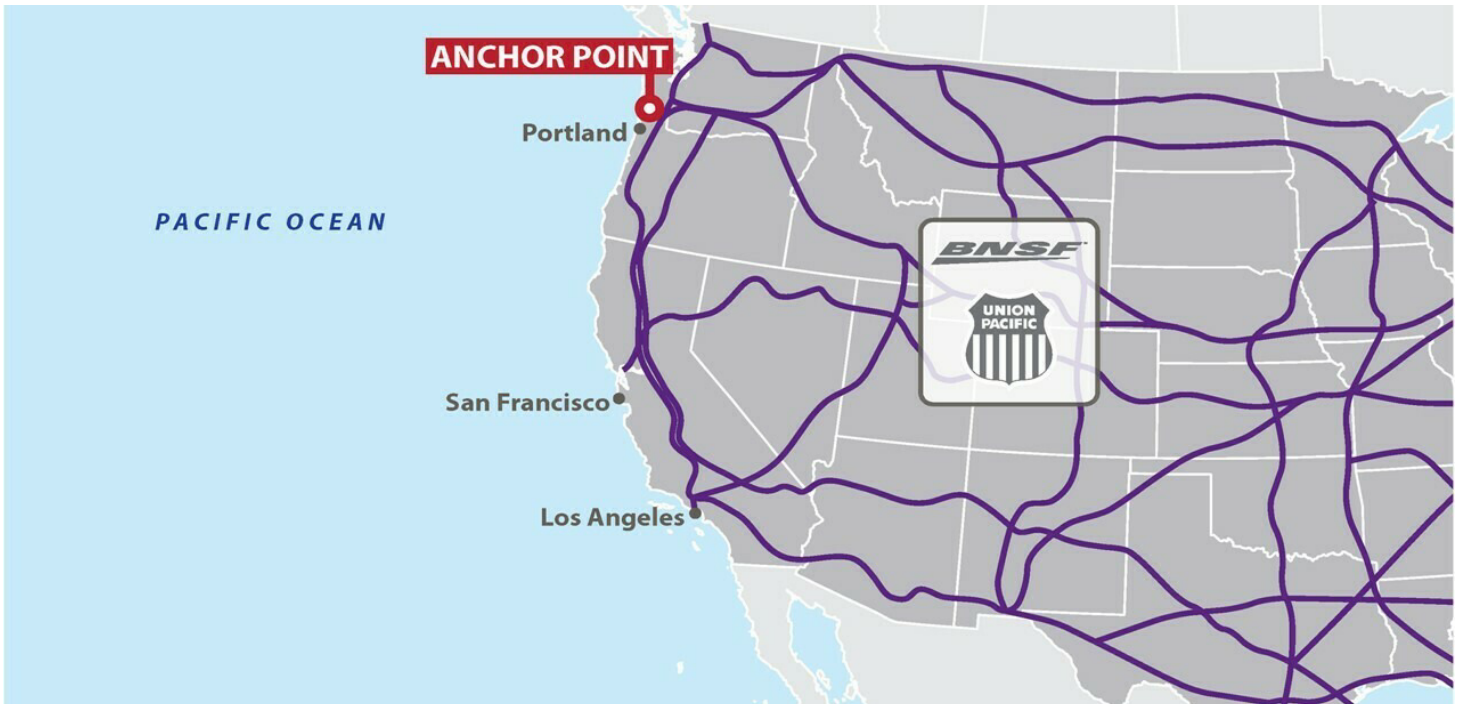
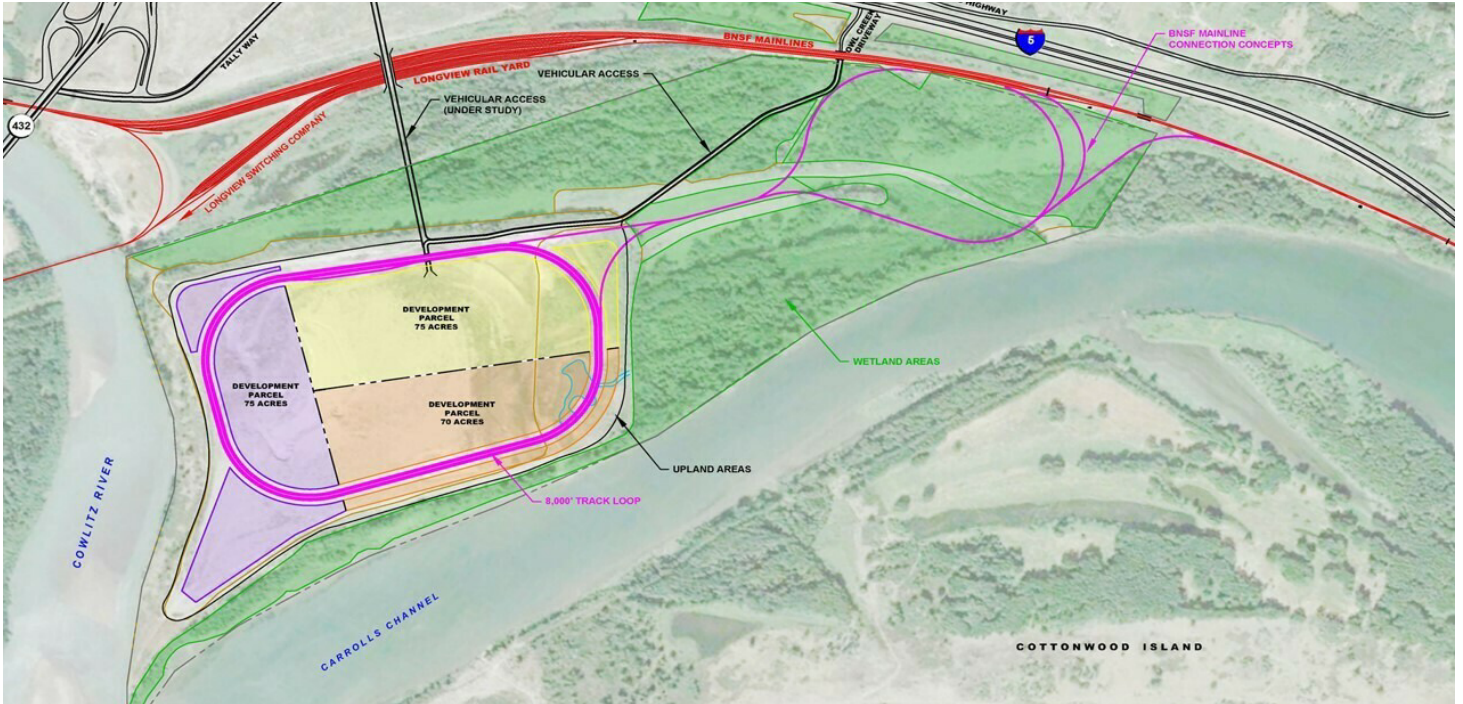


**COLDWELL BANKER  
COMMERCIAL**  
DANFORTH

# SALE

# ANCHOR POINT

3000 Old Pacific Hwy S Kelso, WA 98626



**Bob Fredrickson, CCIM**  
(206) 595-7232  
bfredrickson@cbcworldwide.com

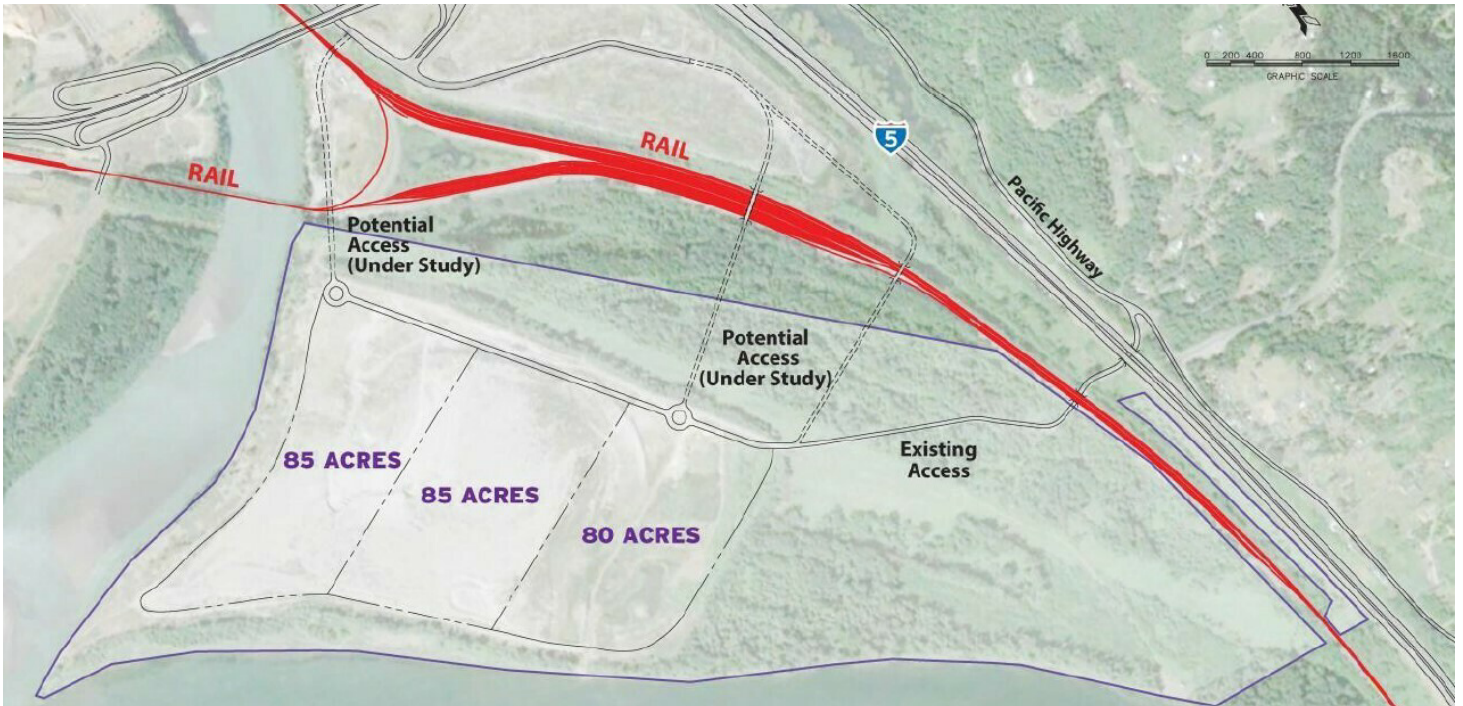


**COLDWELL BANKER  
COMMERCIAL**  
DANFORTH

# SALE

## ANCHOR POINT

3000 Old Pacific Hwy S Kelso, WA 98626



**Bob Fredrickson, CCIM**  
(206) 595-7232  
bfredrickson@cbcworldwide.com



**COLDWELL BANKER  
COMMERCIAL**  
DANFORTH