



FOR SALE / LEASE



BRADWOOD MILL SITE

Marine Industrial Space

± 134.2 Total Acres

± 59.4 Acres Marine Industrial

± 74.8 Acres Wetlands

Sale Price: \$10,000,000

93893 Clifton Road, Westport, OR 97016

- Deep water port capability
- Served by rail (with maintenance)
- Call brokers for Lease Rates

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THE SITE



**FOR SALE
OR LEASE**

PROPERTY DETAILS

Address	93893 Clifton Road, Westport, OR 97016
Available Space	± 134.2 Acres • ± 59.4 Acres Marine Industrial • ± 74.8 Acres Wetlands
Sale Price	\$10,000,000
Lease Rate	Call Brokers for Pricing

Hunt Creek flows through the property and once provided power to Hunt's Mill, Oregon's first commercial sawmill founded in 1843. By 1930 the area had grown and was established as the town of Bradwood. Though the mill eventually closed in 1962, at Bradwood's height, they boasted over 50 homes, as well as a post office. Though the town sat vacant for many years, there are great possibilities that still exist.

Located at River Mile 38, Bradwood is 22 miles upstream from Astoria and is above the saltwater line. The existing pilings represent a dock area of 150 +/- feet deep by 500 +/- feet wide located at the Clifton Channel, with a water depth of 35ft to 40ft at the last row of piling. Below waterline piling remains functional and a repair would require a permit, with some engineering already researched.

The rail line running through Bradwood is operated by Portland & Western Railroad, Inc., a division of Genesee & Wyoming Railroads, a national provider of short line rail services. Wauna Mill, a very active rail user, is located just two miles upriver from Bradwood. While not used for some time, P&W representatives believe the rail connection from Bradwood to Wauna could be brought up to operational condition with a maintenance update of the intact line.

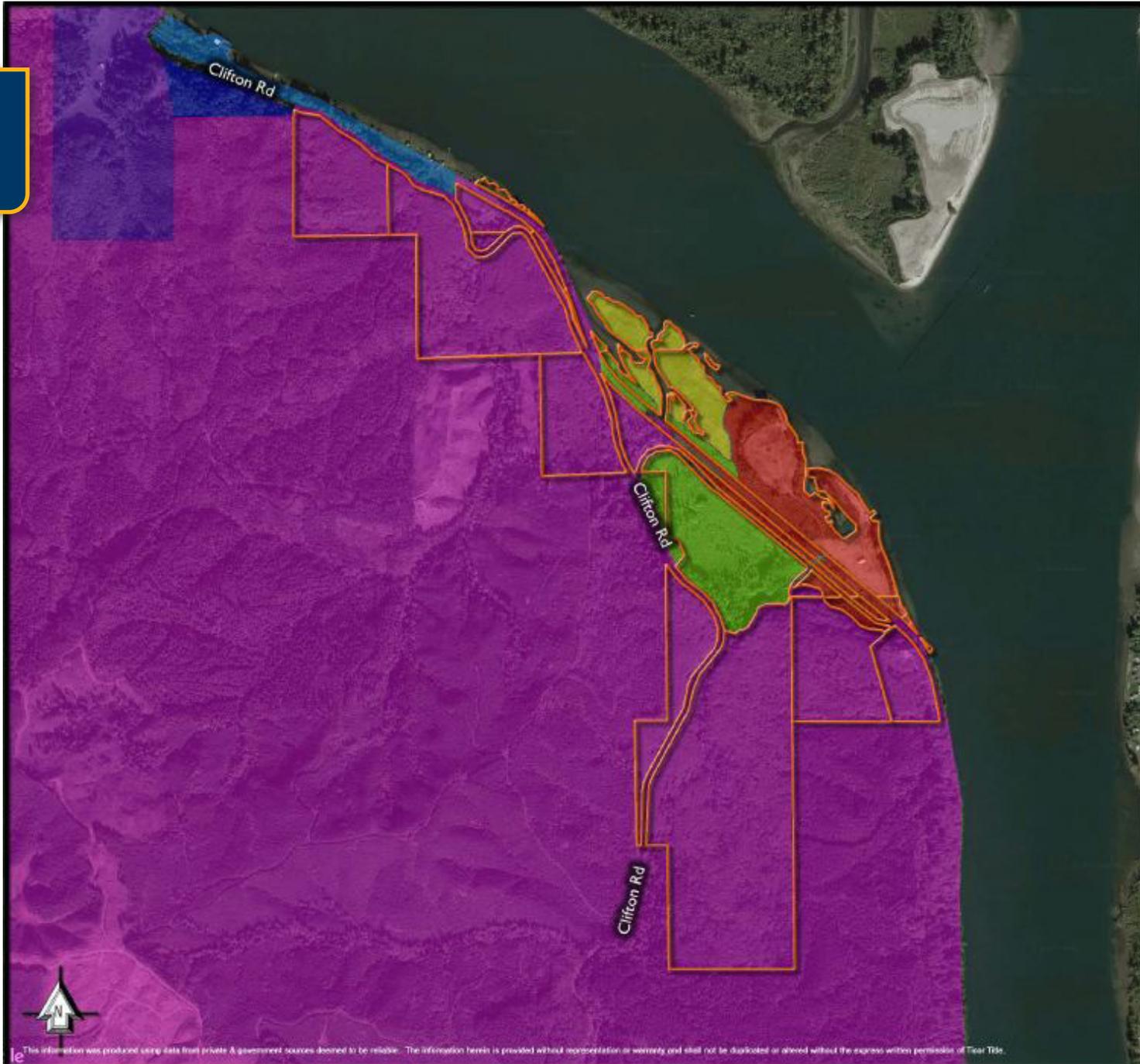


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ZONING AERIAL LEGEND



Zoning Aerial Legend

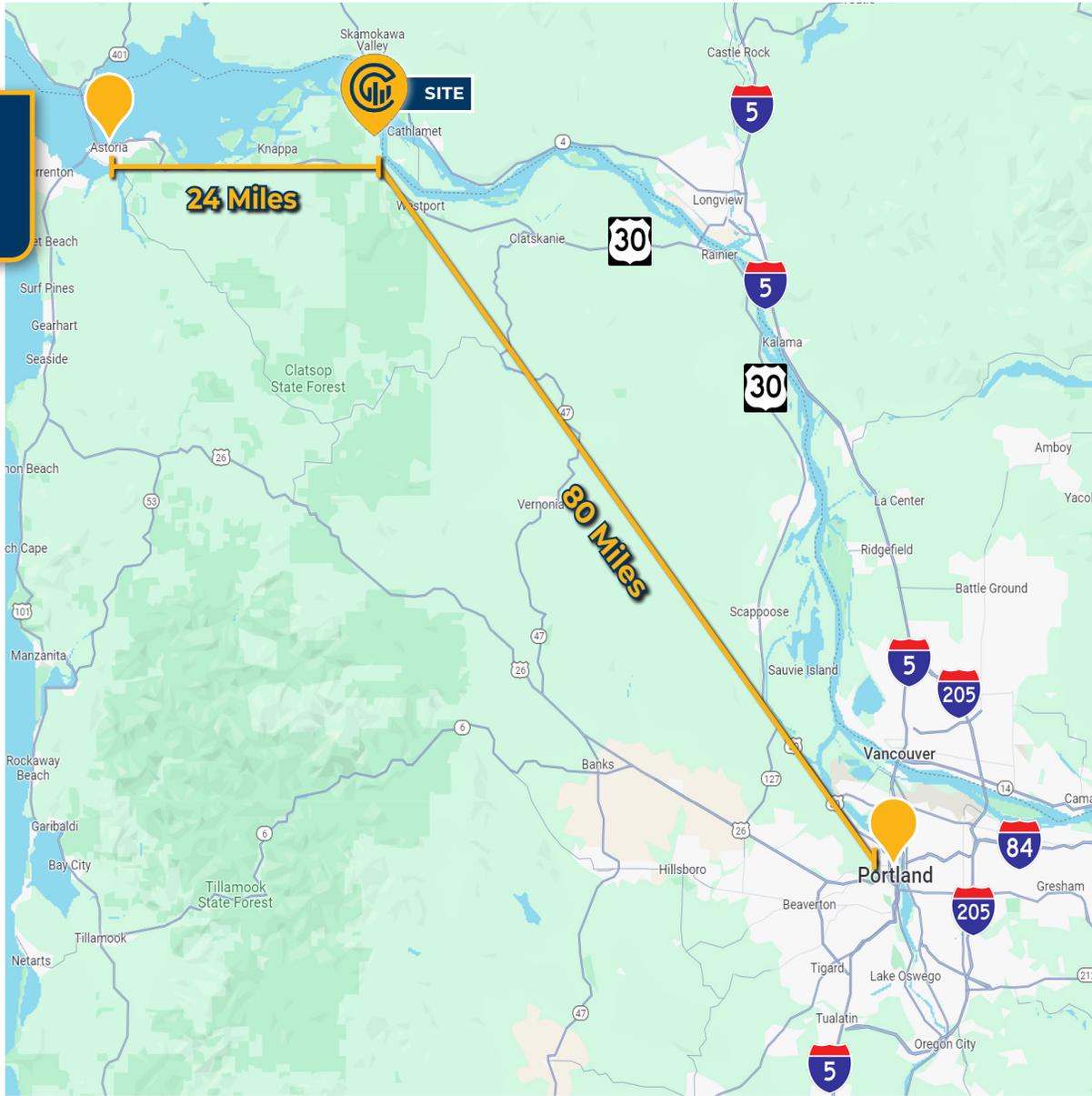
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**LOCATION & RAIL LINE
MAP**



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Genesee & Wyoming Railroads
PNWR Portland & Western Railroad Inc.
CORP Central Oregon & Pacific Railroad, Inc.
 Dashed line indicated Trackage Rights



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