

AVAILABLE FOR SALE



WELL CONNECTED



**Teevin
Terminal**

**29191 Dike Road
Rainier, OR 97048**

PRESENTED BY CAPACITY COMMERCIAL GROUP



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88.7 Acre Industrial Land

Capacity Commercial Group is pleased to exclusively present the unique opportunity to acquire a premier industrial site along the Columbia River in Rainier, Oregon.

Property Highlights:

- Approximately 3,840 linear feet of property is adjacent to the Columbia River
- Infrastructure includes two wharfs, multiple dolphins, rail siding, and excellent access to Hwy 30 and I-5.

Property Overview

Address	29191 Dike Rd. Rainier, OR 97048
Sale Price	\$125,000,000
Land Size	± 88.77 AC ± 3,866,821 SF
Tax Lots	4 Tax Lots (100, 101, 103, and 1800)
Zoning	M-1 (Heavy Industrial) and M-2 (Light Industrial)



WELL CONNECTED



Rail Infrastructure

- 1 private siding
 - 1800', 90#, 112#, 125# rail
- 2 spur industry tracks
 - 1930', 133#, 125# rail
 - 1350', 125# rail
- Cleared for 286K (gross weight)
- Daily interchange with BNSF at Vancouver, WA
- Plate B, C, F, and H clearance
 - Dimensional high/wide clearance, with engineering approval
- Select Union Pacific access via I-5 Proportional Rate Agreement

Upper Wharf

- 128' Face
- 23' CRD Depth
- 6 Mooring Dolphins
- 873' Mooring Alignment

Lower Wharf

- 206' Face
- 22' CRD Depth
- 900' Mooring Alignment

Mooring Dolphins

- Multiple Tween Dolphins with 125' Spacing

I-5 Interchange at Longview

6.6 Miles (≈ 10 mins)



Five Additional Dolphins

- 124' Spacing
- 500' Mooring Alignment
- Average 20' CRD Depth

COLUMBIA RIVER

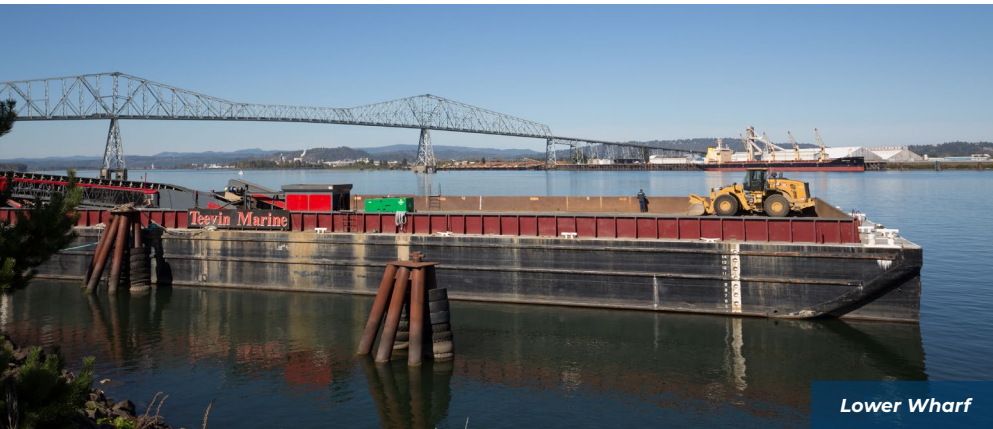
The Columbia River, stretching approximately 66 river miles from the site to the Pacific Ocean, is the largest river in North America that flows into the Pacific. Its main channel boasts a depth of 43 feet, supporting substantial maritime activity.



PROPERTY DETAILS & IMPROVEMENTS



Maintenance Shop



Lower Wharf



West End Truck Scale & Scales Office

PROPERTY INFORMATION

Address	29191 Dike Rd. Rainier, OR 97048
Combined Building Area	21,360 SF
Land Area	88.77 AC (3,866,821 SF)
Zoning & Tax Lots	4 Tax Lots – Both Light and Heavy Industrial

INFRASTRUCTURE

Lower Wharf	206' face, 22' CRD depth, 6 mooring dolphins, 900' mooring alignment
Upper Wharf	128' face, 23' CRD depth, 6 mooring dolphins, 873' mooring alignment
Additional Mooring Dolphins	<ul style="list-style-type: none"> Multiple tween dolphins with 125' spacing Five additional dolphins with 124' spacing, 500' mooring alignment, average 20' CRD depth
Deep-water Dock	<p>Potential to construct a deep-water berth with OPEN CELL™ SHEET PILE (OCSP) bulkhead technology and dredge a channel to -43-ft (CRD). (Conceptual plans and proposal are available for review)</p> <ul style="list-style-type: none"> 1 private siding - 1800', 90#, 112#, 125# rail 2 spur industry tracks; 1930', 133#, 125# rail; 1350', 125# rail Cleared for 286K (gross weight) Daily interchange with BNSF at Vancouver, WA Plate B, C, F, and H clearance - Dimensional high/wide clearance, with engineering approval Select Union Pacific access via I-5 Proportional Rate Agreement
Rail Siding	

UTILITIES

Water	<ul style="list-style-type: none"> Private Well with capacity of 1000 gallons per minute Water rights permit: 1.11 CFS (532 gallons per minute) from Columbia River 2" service connection off Dike Rd, 8" connection off King Drive 80 psi water capacity for 2" & 8" lines
Electricity	<ul style="list-style-type: none"> Columbia River PUD: 3 MW capacity, potential to increase to 12 MW Clatskanie PUD: 8 MW local distribution capacity, potential to increase to 300 MW with short transmission line upgrade. Clatskanie PUD has the lowest electric rates in the state and is an active power market participant, serving multiple existing industrial loads.
Sewer	<ul style="list-style-type: none"> Provided by the City of Rainier Two 2" pressurized lines, two additional 10" & 18" gravity-fed lines
Stormwater	<ul style="list-style-type: none"> On-site stormwater retention/detention systems On-site self-contained wash pads
Telecommunications	<ul style="list-style-type: none"> CenturyLink: Copper wire infrastructure Comcast: Fiber-optic infrastructure with 50 Mbps, increasable to 100 Mbps Unused fiber-optic cable beneath site



Upper Wharf

REAL ESTATE IMPROVEMENTS

Offices	<ul style="list-style-type: none"> · Main Office (West End): 20' x 26' (520 SF) includes 3 private offices, two open work areas, conference room, restrooms, kitchen and outdoor deck/break area · Waterfront Training Office: 26' x 48' (1,248 SF) includes 5 offices, and an open conference training room with a capacity for 40 people
Maintenance Shop	270' x 50' (13,500 SF) includes 4 fully enclosed bays, 7 open bays, each bay door/opening is 21' wide x 18' high, LED lighting, bathroom and WiFi enabled.
Big Top Open End Metal Framed Structure	80' x 60' (4,800 SF) with 18' eave height
Truck Scale (West End)	Powell Scales — Accutech Software 70' with Scalers office 10' x 24' (240 SF) includes 2 offices and a bathroom
Total Improvements	21,360 SF

ECONOMIC DEVELOPMENT

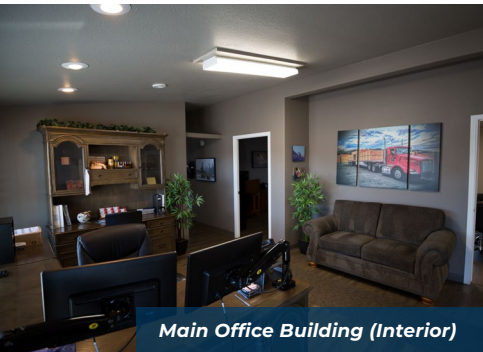
Enterprise Zone Overview	<ul style="list-style-type: none"> · The entire property is within the Lower Columbia River Enterprise Zone · The purpose of the enterprise zone is to foster new investment in the region
Benefits of the Enterprise Zone	<ul style="list-style-type: none"> · Exemption of Property Taxes During the Construction phase · Exemption of Real and Personal Property Taxes for Job Creation and Investment (exempt for three (3) years if job creation & investment can occur) · Additional Years of Tax Exemption (depending on the level of investment) · Discounted and Accelerated Building Permits
Regional Solutions Team (RST)	<ul style="list-style-type: none"> · The State of Oregon, under the Governor's office, has convened Regional Solutions Teams (RST) to facilitate new and re-development across the state · The RST may include local, regional, state and federal agencies as available.



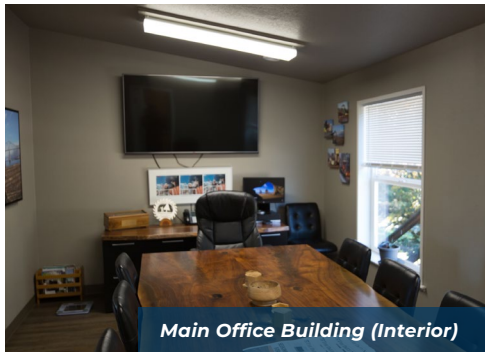
Main Office Building



Waterfront Training Center



Main Office Building (Interior)



Main Office Building (Interior)

Available Services

Power



Connectivity



Administrative



Cleared by the EPA in 2006, no further action is needed.



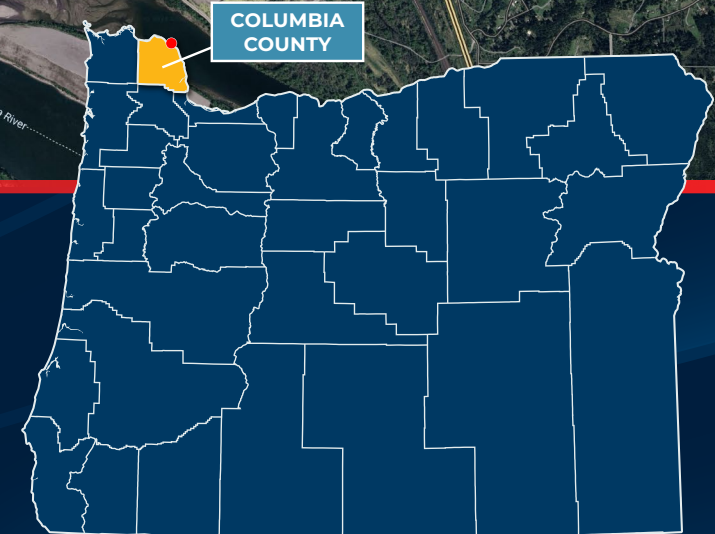
IN GREAT COMPANY



Companies Occupying Marine Front Land

From Astoria to Portland/Vancouver, the marine front land is occupied by a diverse range of companies. This list highlights key players making an impact along this vital coastal stretch.

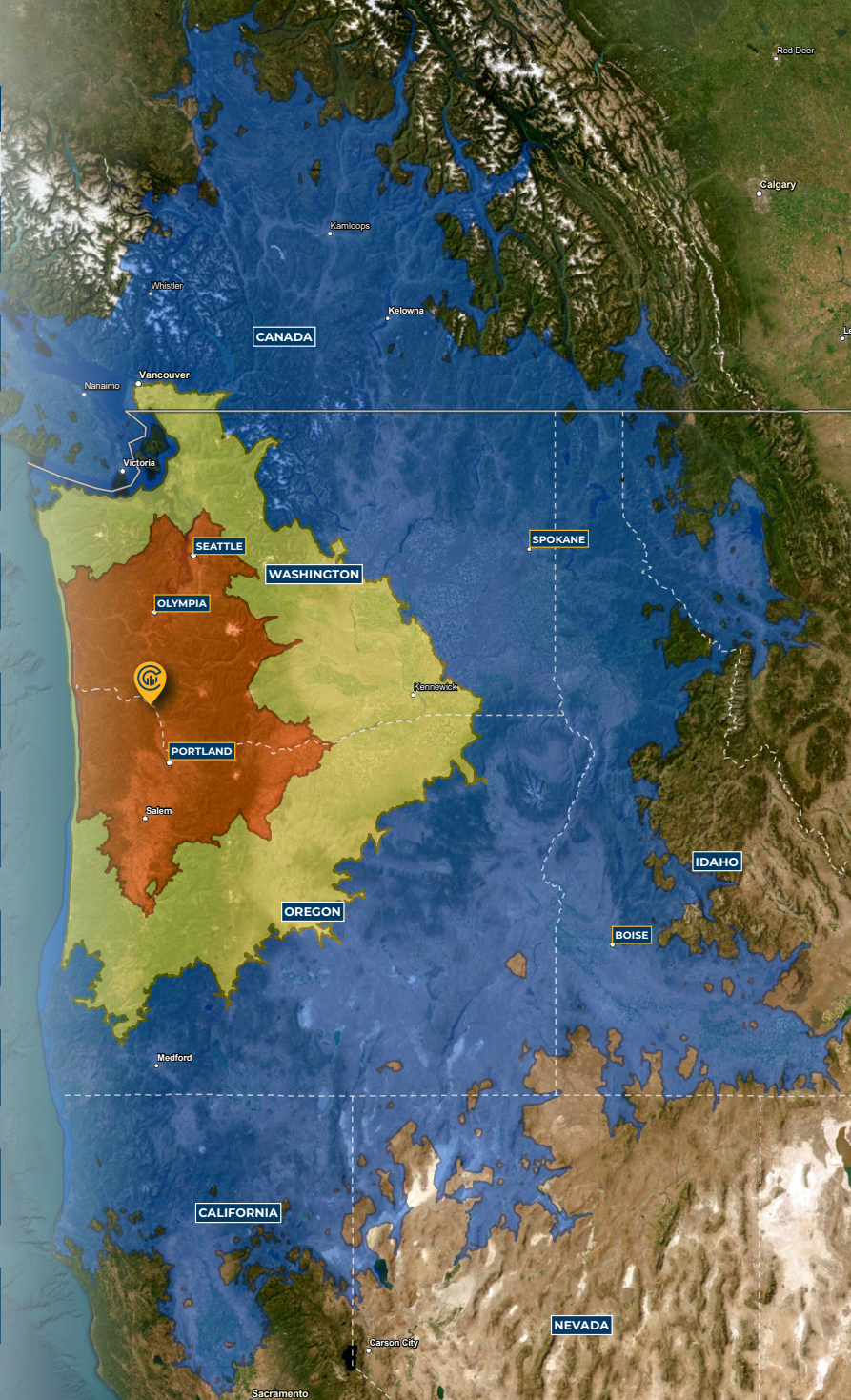
- Ash Grove (Cement Supplier)
- Brenntag Pacific (Chemical Distribution)
- British Petroleum (Petroleum Company)
- EGT, LLC (Grain Terminal)
- Foss Maritime (Marine Transportation/Logistics)
- Georgia-Pacific Corporation (Paper Products)
- International Raw Materials LTD (Logistics & Transportation)
- Knife River (Construction Materials)
- Lanxess (Chemical Company)
- Nippon Dynawave (Packaging Company)
- RSG Forrest Products (Lumber Company)
- Toyota Logistics Services (Automotive Logistics)
- United States Gypsum (Ceiling & Flooring Manufacturer)
- Westlake Chemical (Chemical Company)
- WestRock Paper & Packaging (Paper Mill)
- Weyerhaeuser (Lumber Company)



OREGON

DRIVE TIMES

Location	Distance from Property
Ridgefield, WA	29.6 miles ≈ 35 min
Portland, OR (PDX)	48.9 miles ≈ 1 hr 10 min
Port of Seattle, WA	136 miles ≈ 2 hr 28 min
Spokane, WA	394 miles ≈ 6 hr 08 min
Boise, ID	473 miles ≈ 7 hr 11 min
Reno, NV	582 miles ≈ 10 hr 01 min
San Francisco, CA	683 miles ≈ 10 hr 48 min
Las Vegas, NV	1,013 miles ≈ 16 hr 13 min
Los Angeles, CA	1,017 miles ≈ 15 hr 53 min
Phoenix, AZ	1,314 miles ≈ 20 hr 52 min



BNSF Heritage Line (Owned and served by PNWR)

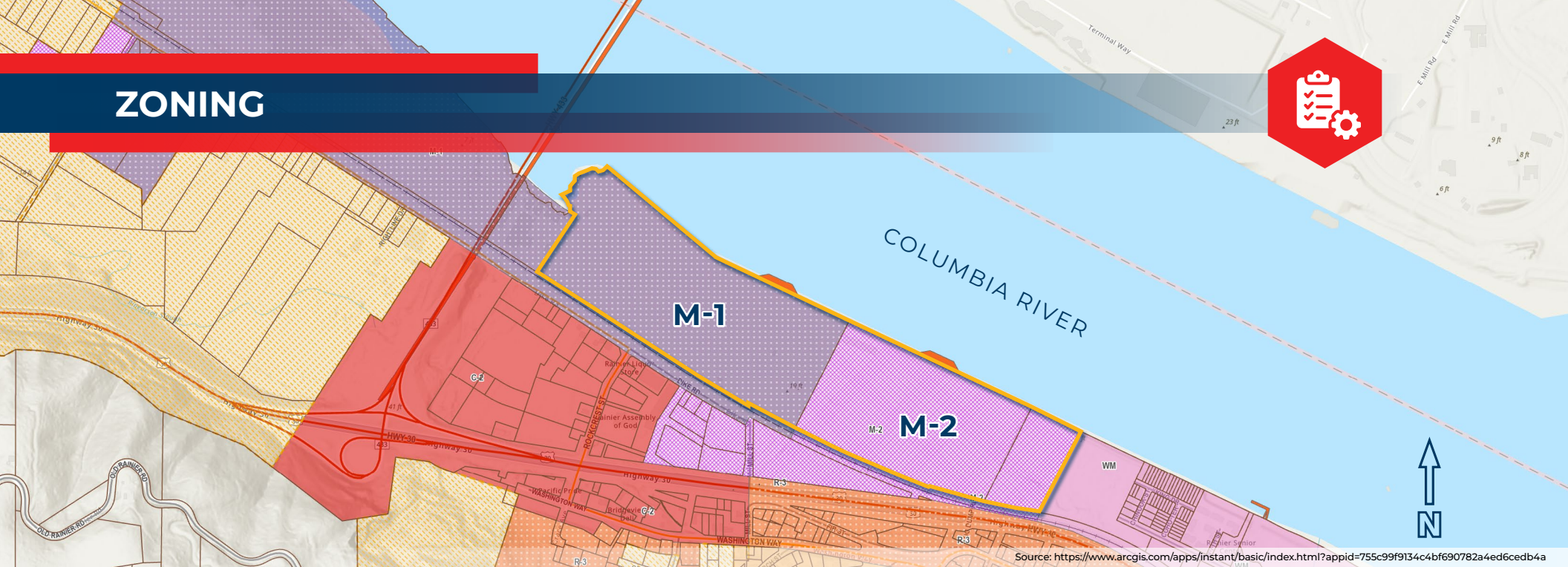


Direct Truck Access to HWY 30 and ±10 Minutes to I-5



Direct Marine Access via Deepwater Docks

ZONING



Source: <https://www.arcgis.com/apps/instant/basic/index.html?appid=755c99f9134c4bf690782a4ed6cedb4a>

M-1 Heavy Industrial Zoning

Purpose & Intent	Accommodate heavy manufacturing uses with potential noise, visual, or other impacts.
Permitted Uses	<ul style="list-style-type: none"> Any use permitted in M-2 Zone Auto wrecking (within an enclosed building) Heavy manufacturing (e.g., machine shop, planning mill, can or bottle manufacturing, feed and fuel storage, rubber manufacturing) Marine terminal uses (e.g., large-scale docks, loading and unloading facilities)
Conditional Uses	<ul style="list-style-type: none"> Public use Semi-public use
Limitations on Uses	Must secure permits from the Oregon Department of Environmental Quality, US Corps of Engineers, Oregon State Land Board, or other regulatory agencies.
Standards	<ul style="list-style-type: none"> No Minimum lot size, width, depth, height limit, or lot coverage specified Setbacks required only if property abuts a residential or commercial district (50-foot setback may be required)

M-2 Light Industrial Zoning

Purpose & Intent	Light Industrial uses should be conducted within enclosed buildings with minimal impact on surrounding areas.
Permitted Uses	<ul style="list-style-type: none"> Manufacturing, compounding, processing, packaging, assembling, or treatment of products (e.g., bakery goods, candy, drugs, food and beverage products, paper, plastics, cloth) Machine shop (without dop-hammer or punch press) Distribution plant of parcel delivery Wholesale business, storage buildings, and warehouses Lumber yards, retail and wholesale
Conditional Uses	<ul style="list-style-type: none"> Auto wrecking Boat building or repair (small boats only) Planning mill Commercial use supporting the industrial area Public use Semi-public use

[View Zoning Code Online](#)



M-2 Light
Industrial Zoning

M-1 Heavy
Industrial Zoning

MILL ST

DIKE RD

ROCK CREST ST



LABOR STATISTICS

WASHINGTON

10 MILES

5 MILES

3 MILES

1 MI

Longview

Rainier

Employment Density

- 2,000 or more
- 1,000 to 2,000
- 500 to 1,000
- 50 to 500
- Less than 50

AREA LABOR STATISTICS (2024)

Labor Force	1 Mile	5 Mile	10 Mile			
Est. Population	917	54,336	90,720			
Labor Population Age 16+	762	43,798	73,219			
Labor Force Total Males	374	49.1%	21,559	49.2%	36,264	49.5%
Labor Force Total Females	388	50.9%	22,239	50.8%	36,955	50.5%
Unemployment Rate	7	0.9%	1,554	3.5%	2,719	3.7%

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
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REGIONAL LABOR STATISTICS (2024)

Labor Force	Rainier, OR	Columbia County, OR	Longview, WA	Cowlitz County, WA				
Est. Population	1,949	54,035	38,051	113,199				
Labor Population Age 16+	1,623	44,503	30,791	91,175				
Labor Force Total Males	814	50.2%	22,443	50.4%	15,024	48.8%	45,315	49.7%
Labor Force Total Females	809	49.8%	22,060	49.6%	15,767	51.2%	45,860	50.3%
Unemployment Rate	14	0.9%	1,487	3.3%	1,010	3.3%	3,241	3.6%

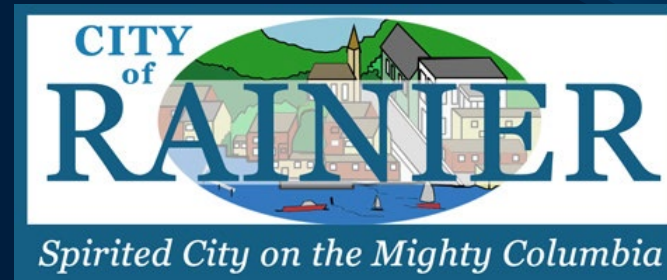
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Lower Columbia Maritime Enterprise Zone

Columbia County, Oregon



Lower Columbia River Enterprise Zone

- Columbia County has the advantage of The Lower Columbia Maritime Enterprise Zone
- The entire property is within the Lower Columbia River Enterprise Zone
- The purpose of the enterprise zone is to foster new investment in the region

Benefits of the Enterprise Zone

- Exemption of Property Taxes During the Construction phase
- Exemption of Real and Personal Property Taxes for Job Creation and Investment (exempt for three (3) years if job creation & investment can occur)
- Additional Years of Tax Exemption (depending on the level of investment)
- Discounted and Accelerated Building Permits

Regional Solutions Team (RST)

- The State of Oregon, under the Governor's office, has convened Regional Solutions Teams (RST) to facilitate new and re-development across the state
- The RST may include local, regional, state and federal agencies as available

Additional Advantages

- Oregon has no sales tax
- Oregon has no tax on equipment other than purchases
- Oregon has no inventory tax
- Oregon has no motor vehicle excise tax

AVAILABLE FOR SALE



**29191 Dike Road
Rainier, OR 97048**

DISCLAIMER

Capacity Commercial Group, LLC ("Agent") have been engaged as the exclusive agent for the sale of **Teevin Terminal 29191 Dike Rd, Rainier, OR 97048** (the "Property").

The Property is being offered for sale in its "as-is, where-is" condition, and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of Seller.

The enclosed materials are being provided solely to facilitate the Prospective Purchaser's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither Agent nor Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available, or any action taken, or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections, and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at its sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered and approved by Seller, and any conditions to Seller's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of Seller or Agent and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent.

If you have no interest in the Property at this time, please destroy or return this Offering Memorandum immediately the exclusive listing brokers.





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Terminal**

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CELEBRATING
20
YEARS
OF CAPACITY

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The information contained herein has been obtained from sources deemed reliable. However, Capacity and its agents make no guarantee of accuracy.