

## GENERAL COMMERCIAL BUILDING/SITE DATA

### LOCATION

Location: **Satsop Development Park**  
 Address: 50 Enterprise lane  
 City, State, Zip: Elma, WA 98541  
 Building/Site Name: Enterprise Building

### BUILDING/SITE ATTRIBUTES

Gross Lot Size (acres): 2.5  
 Total Building sq. footage: 16,400  
 Office sq. footage: 16,400  
 Warehouse sq. footage: NA  
 Manufacturing sq. footage: NA  
 Building Dimensions: 60' x 130'  
 Year Built: 1980, renovated in 2000  
 Zoning: I-2  
 Parking: Number of Spaces: 64 striped lots, 2 handicapped spots, additional parking areas available  
 Ceiling Height: 8'

### CONSTRUCTION

Building Type: Office; WGEP Class D  
 Construction Material: Tilt slab concrete  
 Roof Construction: 3-part asphalt with maintenance ply membrane  
 Floor: Linoleum in common area carpeted 2<sup>nd</sup> floor and lower floor office areas  
 Column Spacing: 30 ft.

### UTILITIES

Electrical Service Provider: PUD and BPA Sub-Stations on site with local PUD distribution to building  
 Grays Harbor PUD  
 Voltage: 12.5 kV/480 V AC Transformer      Amperage: 400  
  
 Gas Provider: Not connected to this building - Cascade Natural Gas of Washington 4-inch main to the Park  
 713 W Wishkah St; Aberdeen WA; 360-532-2540  
  
 Water/Sewer Service Provider: GHPDA  
 Water Service Line Size: 4-inch main, 2-inch service      Peak Gallons per Day: 400,000  
 Sewer Gravity to GHPDA sewer collection system and on-site 50,000 gpd treatment plant  
  
 Telecommunications: Service Provider(s):  
 GHPDA - Ross Read – 360-482-1699, Fax 360-482-1633, [rossr@satsop.com](mailto:rossr@satsop.com); telephone, fiber and data transport routing from building to 81 Tower Blvd. Major node for fiber into and out of the Park (total of 84 fibers to the building)  
 CenturyTel – 1-800-201-4102 local telephone company  
 Tech Tell; 81 Tower Blvd; Elma, WA; 360-482-1650 (ISP and Network Services)  
 Infrastructure Available:  
 20,000 point local phone switch operated by GHPDA; phone service also available through local telecommunications providers

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Diverse fiber routes available by telecom suppliers through 81 Tower Blvd to all building locations Over 50 fibers incoming to the Park using 4 physically diverse routes

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### SITE CONTACT

Owner (Name):	Tami Garrow
Company:	Grays Harbor Public Development Authority
Address):	50 Enterprise Lane, Suite 101
	Phone: 360-482-1600 Fax: 360-482-1555
	E-mail: tgarrow@satsop.com

### TERMS

Leasing Cost	Cost per Square Foot:
Lease Term:	
Other:	

### UNIQUE FEATURES/ADVANTAGES

Sprinkler System:	Yes, Halon system in vault area on second floor
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Other features/advantages:

### CONSTRAINTS/DISADVANTAGES

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### TRANSPORTATION SYSTEMS

**Roads, Highways, Interstates**

Access Road to Building:

Name of Road(s) Entrance: Enterprise Lane  
 Delivery: Enterprise Lane

Highway/Interstate:

Interstate 5 (I-5) – 29 miles east of Satsop Development park  
 Highway 12 – 4-lane – 4 miles NE of park  
 Wakefield to Lambert Roads – 2-lane county roads – East access to the Satsop Development Park  
 Keys Road – West access to the Satsop Development park

Park Access Road to Building Location

Commerce Lane  
 Distance from building: adjacent

**Rail**

Rail Service Provider:

4 miles to Transload facility  
 Puget Sound and pacific, Elma, WA 360-482-4994

**Airports**

Local Airport:

Bowerman Field, Hoquiam WA. 20 miles west, 360-538-9713  
 5000X500 feet, paved, ILS Navigation, jet accessible

Closest Commercial Metro Airport:

Sea-Tac, SeaTac, WA; Scheduled commercial flights; International Airport,  
 Distance to Airport: 90 miles NE

**Port**

Port of Grays Harbor – 20 miles West – 360-532-3878  
 Marine terminals – 360-533-9516  
 Trade and Business Development – 360-533-9515

**Public Transit**

Grays Harbor Transit Authority – 360-532-2770

### SERVICES

**Fire Protection Provider:**

Grays Harbor County Fire District 5  
 360-482-2812  
 Fire Insurance Classification/Rating: 8, buildings can be separately rated based upon construction, usage and level of fire protection installed.  
 Miles to Fire Station: 3 miles  
 Miles to Storage Tank: On site, Fire District has access to all Park hydrants and 700,000 gallons of dedicated fire water storage tanks with an 500,000 additional water in reserve on automatic fill to the fire tanks. 10,000 gpm diesel fire pump backup to the electric fire pumps

## GENERAL COMMERCIAL BUILDING/SITE DATA

**Police Protection  
Provider:**

Grays Harbor County Sheriff Office

24-Hour Patrol  Yes

Description of service: On site contracted security service with call-out to Sheriff Deputy

**Solid Waste  
Provider:**

Lemay Enterprises

360-533-1251

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### PERMIT/REVIEW REQUIREMENTS

<b>Air Quality:</b>	Permit to Operate: Olympic Region Clean Air Agency (ORCAA) <a href="http://www.orcaa.org">www.orcaa.org</a> Olympia Office 2940-B Limited Lane NW Olympia, WA 98502 360-586-1044 or 1-800-422-5623 (WA only) Fax: 360-491-6308
<b>Business Operation:</b>	Local Business License: Washington State Department of Licensing; <a href="http://www.dol.wa.gov/businesses.htm">www.dol.wa.gov/businesses.htm</a> 360-664-1400; office hours 8 AM to 5 PM Fax: 360-570-7875
<b>Building:</b>	Occupancy Permit: Grays Harbor County Planning and Building Department <a href="http://www.co.grays-harbor.wa.us">www.co.grays-harbor.wa.us</a> 360-249-5579; Fax: 360-249-3203 100 W Broadway; Suite 31 Montesano, WA 98563
<b>Site:</b>	Landscape & Architectural Review: Grays Harbor Public Development Authority 360-482-1600
<b>Other:</b>	

### SPECIAL DESIGNATIONS

### PROPERTY TAX RATE

Effective Leasehold Tax Rate	<input checked="" type="checkbox"/> State Rate: Tax on the use of public property by private or commercial businesses in lieu of the property tax. For 2006 – 12.84% of the lease rate.  <a href="http://www.dor.wa.gov">www.dor.wa.gov</a>
Personal Property Tax Rate:	<input checked="" type="checkbox"/> City/County Rate: Grays Harbor County District 068F05H1 2006 Total tax rate - \$13.8207

## GENERAL COMMERCIAL BUILDING/SITE DATA

Grays Harbor County Assessor

[www.co.grays-harbor.wa.us](http://www.co.grays-harbor.wa.us)

360-249-4121

100 W Broadway; Suite 21

Montesano, WA 98563

School: included in total personal property tax rate

Special District(s): included in total personal property tax rate

Other:

Washington State Business and Occupational Taxes do not apply at the Satsop  
Development Park.

## GENERAL COMMERCIAL BUILDING/SITE DATA

### INFORMATION AVAILABLE FOR REVIEW

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Location Map                           | <input checked="" type="checkbox"/> Aerial Photo              | <input checked="" type="checkbox"/> Zoning Map |
| <input checked="" type="checkbox"/> Plot Map - Dimensions                  | <input checked="" type="checkbox"/> Topography Map            |  |
| <input checked="" type="checkbox"/> Infrastructure - Location of Utilities | <input checked="" type="checkbox"/> Transportation Access Map |  |
| <input checked="" type="checkbox"/> Environmental Analysis                 | <input checked="" type="checkbox"/> FEMA Map                  |  |

Building Data Completed By:

Date:

Data provided is based on recent data made available and believed to be reliable. No warranty can be made to current accuracy.