

## GENERAL COMMERCIAL BUILDING/SITE DATA

### LOCATION

Location: **Satsop Development Park**  
 Address: 200 Olympic View Drive  
 City, State, Zip: Elma, WA 98541  
 Building/Site Name: Warehouse 34, Parcel #27

### BUILDING/SITE ATTRIBUTES

Gross Lot Size (acres): 2.11  
 Total Building sq. footage: 13,010  
 Office sq. footage: 1013  
 Warehouse sq. footage: 11,788 same area as manufacturing space  
 Manufacturing sq. footage: 11,788 same area as warehousing space  
 Building Dimensions: 80 x 160 plus 30 x 17 break/restroom area  
 Year Built: 1978  
 Zoning: Satsop Development District (SDD) light industrial, research etc. see Master Plan  
 Parking: 10 more in adjacent lots  
 Ceiling Height: 14 at center 11 at eave

### CONSTRUCTION

Building Type: Type FB Construction with permit for Moderate hazard manufacturing (F-1/S-1)  
 Construction Material: Steel frame/metal siding  
 Roof Construction: metal  
 Floor: Concrete slab  
 Column Spacing: Clear span.

### 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 VAC 3-phase Transformer      Amperage: 200 Amp at 480 VAC 3-phase (about 160 KW)

Gas Provider: Not applicable 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.  
 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

## 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	Total 13,310 sq. ft.	Cost per Square Foot: \$0.26/sf/mo Operating expense : \$0.04/sf/mo Leasehold Tax @ 12.84%
Lease Term:	Month-to-month or multi-year	
Other:	Additional acreage available at \$680/acre/month; adjacent Parcel 26 -1.77 acres, adjacent parcel 28 – 2.08 acres Water/sewer/fire protection/telephone/data not included in lease rates see GHPDA rate sheet Tenant responsible for garbage/janitorial services	

## UNIQUE FEATURES/ADVANTAGES

Sprinkler System: yes

Other features/advantages:

Roll-up Doors Main entrance 12 x 12, second with limited access 10 x 10

## CONSTRAINTS/DISADVANTAGES

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### TRANSPORTATION SYSTEMS

**Roads, Highways, Interstates**

Access Road to Building:

Name of Road(s) Entrance: Olympic View Drive  
 Delivery: Olympic View Drive

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

**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 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

**Police Protection Provider:**

Grays Harbor County Sheriff Office

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	24-Hour Patrol <input checked="" type="checkbox"/> Yes Description of service: On site contracted security service with call-out to Sheriff Deputy
<b>Solid Waste Provider:</b>	Lemay Enterprises 360-533-1251

## 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

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## 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 Grays Harbor County Assessor

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[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:

Refer to the Washington State Department of revenue for information that relates to Business and Occupational Taxes and Tax Incentives offered by the State of Washington. [www.dor.wa.gov](http://www.dor.wa.gov).

### INFORMATION AVAILABLE FOR REVIEW

Location Map

Plot Map - Dimensions

Infrastructure - Location of Utilities

Environmental Analysis

Aerial Photo

Topography Map

Transportation Access Map

FEMA Map

Zoning 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.