

GENERAL COMMERCIAL BUILDING/SITE DATA

LOCATION

Location: **Satsop Development Park**
 Address: 100 Technology Lane
 City, State, Zip: Elma, WA 98541
 Building/Site Name: Flex Tech

BUILDING/SITE ATTRIBUTES

Gross Lot Size (acres): 3.07 acres – access to common parking areas around building
 Total Building sq. footage: 43,254
 Office sq. footage: 41,800
 Building Dimensions: 190'x110'
 Year Built: 2001
 Zoning: Satsop Development District – I-2, educational, office
 Parking: Number of Spaces: 250+ common parking areas
 Ceiling Height: 10'

CONSTRUCTION

Building Type: Office
 Construction Material: Concrete tilt-up
 Roof Construction: Steel decking with multi-part overlay
 Floor: Carpeted concrete
 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 VAC Transformer Amperage: 1600 from utility

 Internal distribution includes a 400 Ampere 480 VAC dedicated circuit through a 400 ampere automatic transfer switch – the GHPDA provides a 250 kW diesel generator (400 amperes) supply to the transfer switch to provide reliable power to critical lighting, HVAC and computer loads. Diesel tested to achieve full load transfer within 8 seconds, diesel fuel supply is maintained 80% full and excess diesel is maintained on site to ensure 48 hours of operation with on site resources.

Gas Provider: Propane for HVAC from tank is supplied to this building - Cascade Natural Gas of Washington has a 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; 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:

GENERAL COMMERCIAL BUILDING/SITE DATA

20,000 point local phone switch operated by GHPDA; phone service also available through local telecommunications providers
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 Cost per Square Foot:
Lease Term:
Other:

UNIQUE FEATURES/ADVANTAGES

Sprinkler System: Yes – sprinkler system is actuated through a dual pre-action methodology which minimizes the chance of an accidental discharge of the system yet maintains the safety aspects of a reliable sprinkler system.

Other features/advantages:
Elevator between floors
Ground level access point available on the second floor east end

CONSTRAINTS/DISADVANTAGES

GENERAL COMMERCIAL BUILDING/SITE DATA

TRANSPORTATION SYSTEMS

Roads, Highways, Interstates

Access Road to Name of Road(s) Entrances: Entrance from Technology Way, Tower Boulevard or Olympic View Drive

Building: Delivery:

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 Parking Over 250 slots adjacent to the building

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

GENERAL COMMERCIAL BUILDING/SITE DATA

Police Protection Provider:	automatic fill to the fire tanks. 10,000 gpm diesel fire pump backup to the electric fire pumps Grays Harbor County Sheriff Office 24-Hour Patrol <input checked="" type="checkbox"/> Yes Description of service: On site contracted security service with call-out to Sheriff Deputy
Solid Waste Provider:	Lemay Enterprises 360-533-1251

PERMIT/REVIEW REQUIREMENTS

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

SPECIAL DESIGNATIONS

--	--

GENERAL COMMERCIAL BUILDING/SITE DATA

PROPERTY TAX RATE

Effective Leasehold
Tax Rate

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.

www.dor.wa.gov

Personal Property Tax
Rate:

City/County Rate:

Grays Harbor County District 068F05H1

2006 Total tax rate - \$13.8207

Grays Harbor County Assessor

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.

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: Stan Ratcliff

Date: March 31, 2008

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