

PORT OF UMATILLA

FOR SALE: 72,845 SF WAREHOUSE

COLO LOGISTICS | 30900 LAUNCH LANE | UMATILLA, OR 97882

EXCLUSIVELY REPRESENTED BY

KEVIN S. MURPHY

First Vice President

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PROPERTY SUMMARY

LOCATION

Located at the Port of Umatilla the Colo Logistics property provides the region's most superior location with support for barge, rail and over-the-road logistics.

SECURE

The property is completely fenced and secure providing 24-Hour secure access.

NEW CONSTRUCTION

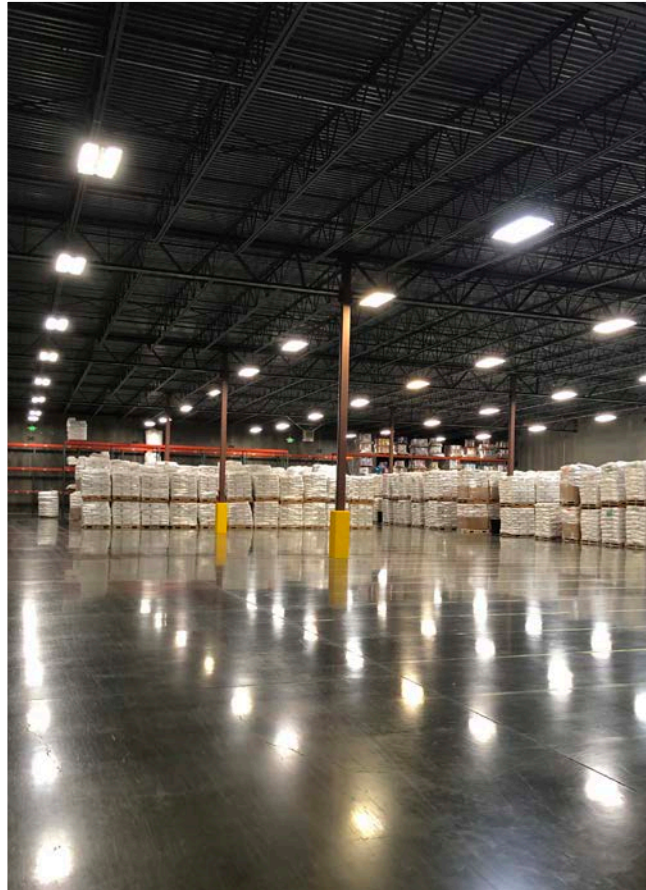
The state-of-the-art facility was built in 2007 with the large addition in 2009.

QUALITY

Every dock and rail have newer dock seals and levelers. The facility has been expertly maintained and has no known deferred maintenance issues.

DISTRIBUTION/FOOD PROCESSING/MANUFACTURING

In addition to being an ideal distribution facility, the larger warehouse was built with a metal roof deck and engineered to support roof mounted cooling towers. The facility also includes 2,000 amps of power making it ideal for food processing.



PRICE: \$7,200,000

WAREHOUSE HIGHLIGHTS

- 72,845 SF shell
- 2,800 SF 2-story office
- 2007/09 construction
- Concrete tilt
- 11 docks
- 1 drive-in
- 4 rail door
- Dock seals
- Dock levelers
- 24' clear height
- Metal roof deck
- Engineered roof system
- 2,000 amps 3 phase power

SITE HIGHLIGHTS

- 8.16 acres (355,450 SF)
- Completely paved
- Security fencing and gates
- Truck scale
- 2-acre paved trailer parking/yard
- BNSF/UP rail siding
- Located at the Port of Umatilla

SITE PLAN

BUILDING 1

20,750 SF Shell
2,800 SF Office (2 story)
4 Docks
3 Rail Doors
24' Clear Height

BUILDING 2

52,095 SF Shell
7 Docks
1 Rail Door
24' Clear Height
2,000 Amps 3 Phase Power
Metal Roof Deck

SITE FEATURES

Truck Scale
BNSF / UP Rail Siding
Trailer Storage
Fully Fenced and Secured
2 Acre Paved Yard



HERMISTON AND UMATILLA

Hermiston and Umatilla are a vibrant and growing city of 18,000 residents located at the crossroads of the Pacific Northwest. Located near the intersection of Interstate 84 and Interstate 82, just minutes from a Columbia River port and the Washington state line, Hermiston and Umatilla are capitalizing on its strategic location as a transportation center and gateway to Oregon's favorable sales-tax climate.

Hermiston and Umatilla are positioned at the center of all of the major Northwest markets is supplemented by its outstanding transportation infrastructure. Seattle, Portland, Spokane, and Boise are all within 3-4 hours of Hermiston thanks to the city's location at the intersection of Interstates 84 & 82. These major east-west and north-south freeways also allow for access to markets in Montana, Utah, California, and British Columbia. Hermiston and Umatilla are also home to the Union Pacific Railroad switching facility and is just 8 miles from a refrigerator cargo dock for transportation on the Columbia River transportation system. A redundant fiber optic communications system with connectivity to both Portland, Oregon and Seattle, Washington telecommunications hubs allows Hermiston businesses to harness the full power of web-based applications with confidence.



ECONOMIC OVERVIEW

CITY OF UMATILLA

6,996	7,132
POPULATION (2010)	POPULATION (2019)
8,325	\$32,969
POPULATION (2022)	HH INCOME AVERAGE (2019)

PORT TRADE

- Grain
- Container Terminals
- Bulk and Breakbulk Terminals
- Fuel / Liquid Terminals

PROPERTIES & INDUSTRIAL DEVELOPMENT

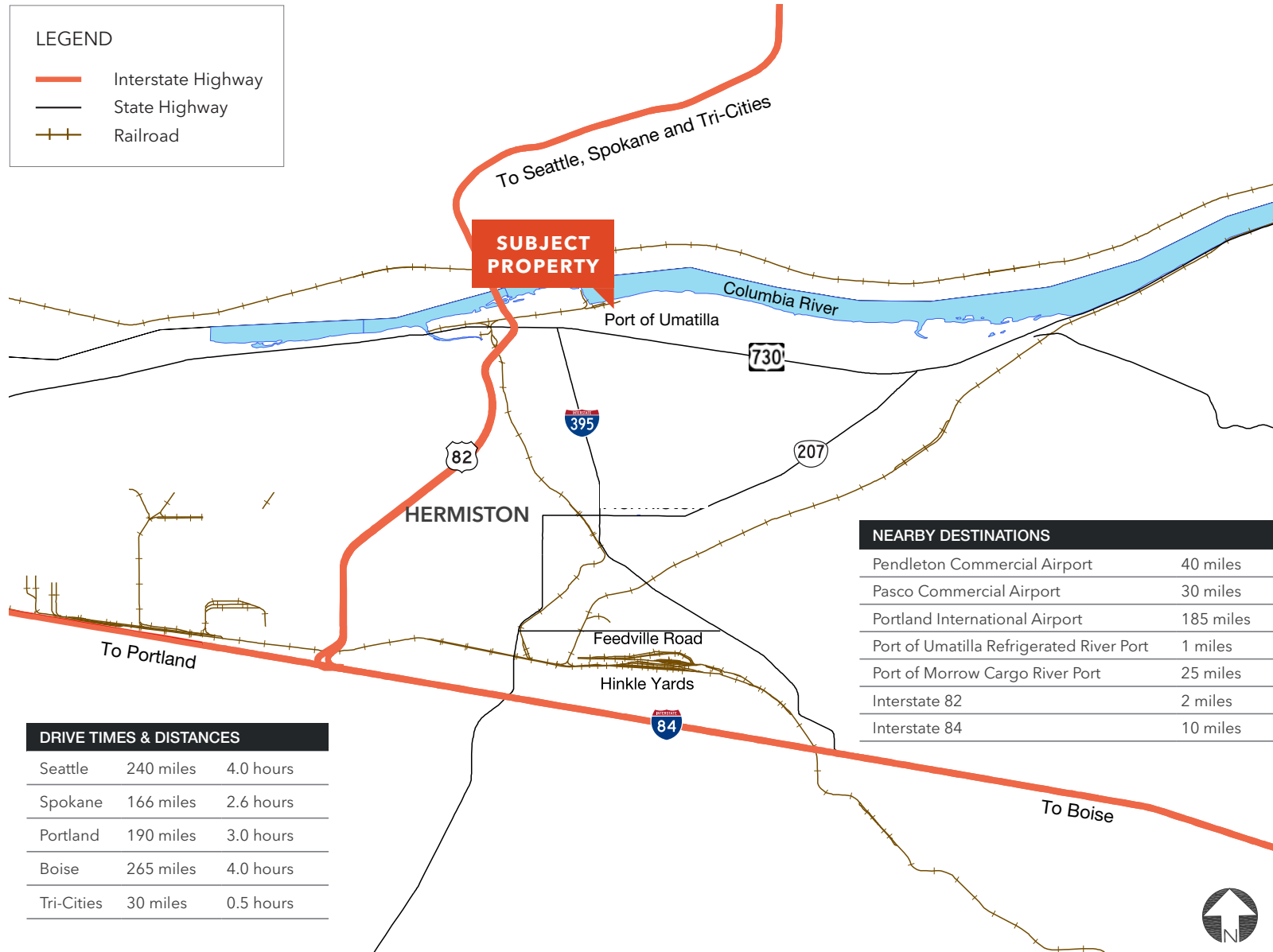
- 12 municipalities
- Handling cargoes of grain, petroleum, project cargo, and containers
- Served by two interstate highways, a rail siting, and a modern full-service maritime facility
- An abundance of industrial properties thorough out the port district held by private and public entities

CITY OF HERMISTON

22,339	23,494
POPULATION (2010)	POPULATION (2019)
23,762	\$55,278
POPULATION (2022)	HH INCOME AVERAGE (2019)



LOCATION OVERVIEW





PLYMOUTH

MCNARY DAM

UNITED GRAIN CORP

TWO RIVERS
CORRECTIONAL
INSTITUTION

TIDEWAY
TERMINAL CO

PORT OF
UMATILLA

JM EAGLE CO

SUBJECT
PROPERTY

MCNARY

HANGERMAN INC

6TH ST

MCNARY HEIGHTS
ELEMENTARY SCHOOL

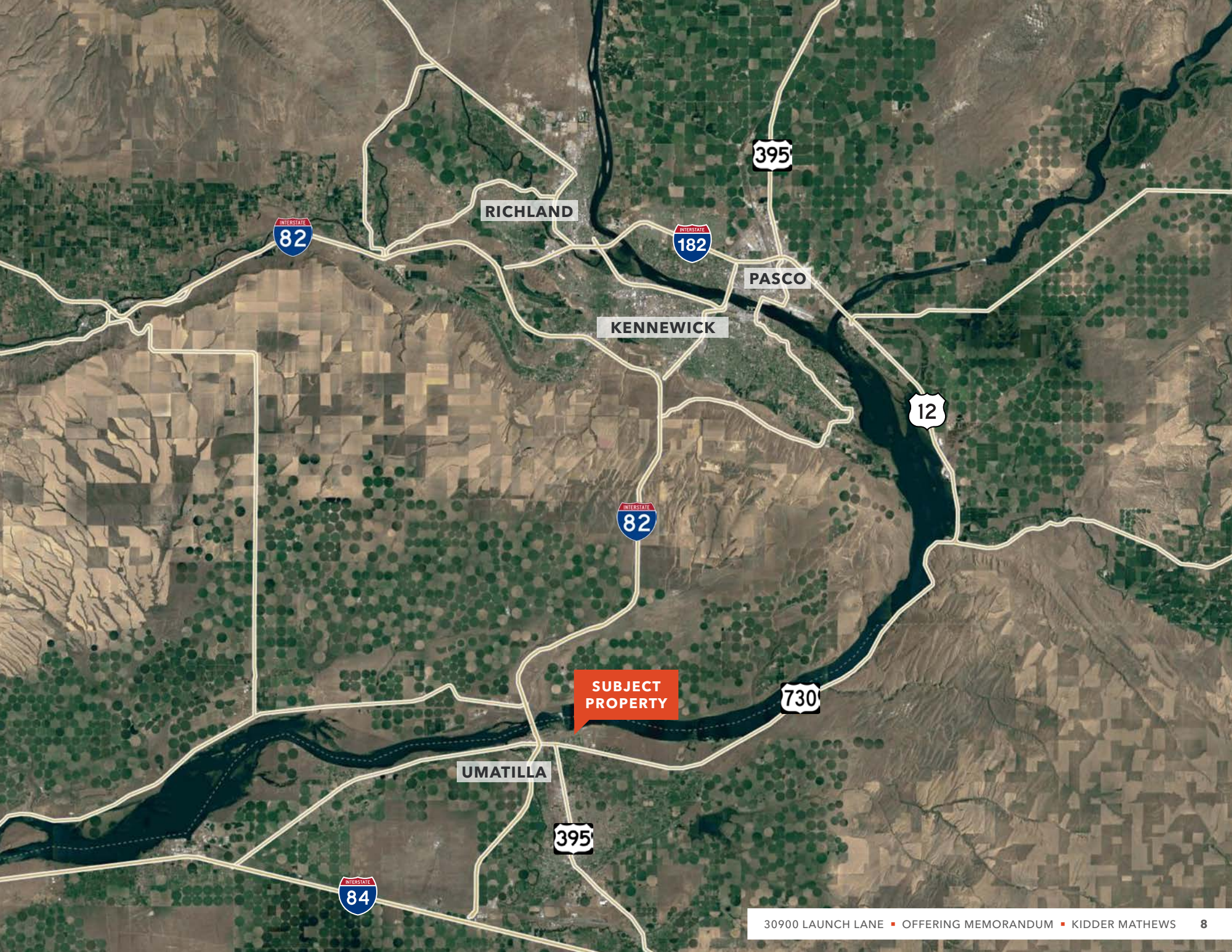
UMATILLA

CLARA BROWNELL
MIDDLE SCHOOL

POWER CITY



CHARLESTOWN



RICHLAND

395

INTERSTATE
82

INTERSTATE
182

PASCO

KENNEWICK

12

INTERSTATE
82

SUBJECT
PROPERTY

730

UMATILLA

395

INTERSTATE
84

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