

FOR SALE

130.81 Acres

Warrenton, Oregon

**QUALIFIES FOR
ENTERPRISE
ZONE**

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Warrenton

Costco Wholesale

High Life Adventures
Zip Line Tours

PROPERTY OVERVIEW

Clatsop County owns a 130.81-acre industrial site in the City of Warrenton. The site is zoned I-1, General Industrial and allows for light, heavy, and airport-related industrial development. Named the North Coast Business Park (NCBP), the site is ideally located off of HWY 101 and Alternate-Business HWY 101. The County expects to convey the property to a developer whose proposal best meets the development objectives outlined in this RFP and is looking to develop this property to provide a greater public benefit through the creation of jobs and the ability to improve services through the additional collection of property tax revenues. The county has experienced steady growth in its population with significant residential development but still lacks key industrial services and jobs. With approximately 500 additional households slated to be built over the next five years, the NCBP is a prime industrial location within the County that can continue to support growth on the North Oregon Coast with easy access to the highway.



| Account ID | Tax Map Key | Size in Acres |
|------------|--------------|---------------|
| 60035 | 810270000211 | 62.04 |
| 60404 | 810270000212 | 25.81 |
| 60405 | 810270000213 | 42.96 |

PROPERTY OVERVIEW

Property Overview

| | |
|--------------|---|
| Size | 130.81 acres |
| Jurisdiction | City of Warrenton |
| Utilities | Public water and sewer extensions will be required to serve new development |

Zoning

General Industrial - I-1
Provide sites for light, heavy, and air-port-related industrial activities
County would like to see development focus on public benefits that include job creation and property tax generation

Site Readiness

Majority undeveloped with the lots being primarily covered in trees and wetlands



BUSINESS/EMPLOYMENT INCENTIVES

Qualifies for Enterprise Zone

Standard Abatement

This economic development incentive offers 100% property tax relief on normally assessed significant new plant and/or equipment. Abatement lasts for three years after the property has been placed in service.

Extended Abatement

Local sponsors may extend the standard exemption to four or five consecutive years if the qualifying company creates jobs compensated at 150% of Clatsop County's annual wage.

Super Enterprise Zone

An additional provision allows zone sponsors (Port of Astoria, Cities of Astoria and Warrenton, and Clatsop County) to exempt larger scale projects for a period of 7 to 15 years. In addition to property tax abatement, participants are also eligible for income and payroll tax credits based on employment. While each project is evaluated individually, minimum levels of investment, employment and compensation are outlined [here](#).

Oregon Incentives

Oregon State Energy Loan Program (SELP)

Promotes energy conservation and renewable energy resource development

Work Opportunity Tax Credit (WOTC)

Federal tax credit available to Oregon employers who hire and retain veterans and individuals from other target groups with significant barriers to employment. Employers can receive up to \$9600 per qualified employee in the form of Federal tax credit

Preferred Worker

Offers Oregon employers a chance to save money by hiring employees who have on-the-job injuries that prevent them from continuing with their regular work

Food Processor Property Tax Exemption

New machinery and equipment may be exempt from property taxes for five years anywhere in Oregon if used in primary food processing of raw or fresh fruits, vegetables, legumes, nuts or seafood.

LOCATION OVERVIEW

The North Coast Business Park is located in Warrenton and is approximately 90 miles west from Portland by way of Highway 26 to Highway 101 and approximately 55 miles to I-5 by way of Highway 30.

The North Coast Business Park is located just off HWY 101 to the east along SE Ensign Lane and just to the west of HWY 101 Business. HWY 101 and HWY 101 Business are maintained by the Oregon Department of Transportation and SE Ensign and SE 19th Street are county roads all located within the City limits of Warrenton. The site, located approximately a quarter mile from HWY 101, enjoys excellent visibility as street front property connecting HWY 101 to alternate HWY 101 Business. There is currently an ODOT approved access on Ensign extending Bugle Rd to the North. The property is also located next to major retail stores as well as housing developments, a recent school expansion, and government services.

The site comprises three tax lots and a total of 130.81 acres.



Location Overview

| | |
|--------|-------------|
| 90 mi | Portland |
| 55 mi | I-5 |
| 180 mi | Seattle |
| 102 mi | PDX Airport |
| | |
| | |
| | |

MARKET OVERVIEW

Warrenton is a town of about 5,900 people in northwest Oregon, situated at the confluence of the Skipanon and Columbia Rivers, near where the Columbia enters the Pacific Ocean. U.S. Highway 101 runs through Warrenton and connects it, across Youngs Bay, to Astoria (population: 10,000). The area boasts historic resources, such as Fort Stevens State Park and the Lewis and Clark National Historical Park, as well as natural amenities, including vast ocean beaches, that draw tourists to the region.

Warrenton's population has been growing steadily, along with Clatsop County's population as a whole.



Industry Growth

Manufacturing Growth

| Statistical Area | % Employment Growth (2010-2019) |
|------------------|---------------------------------|
| Warrenton | 45% |
| Clatsop County | -7.2% |
| Oregon | 21% |
| U.S. | 11.4% |

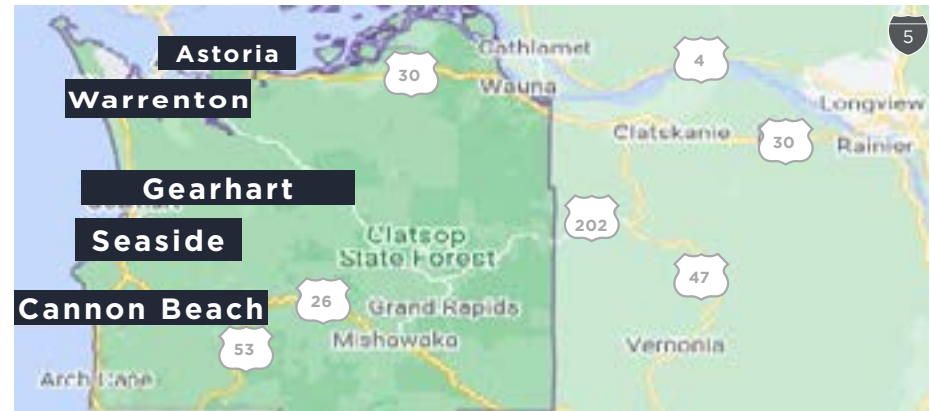
Selected Warrenton Traded Sector Industries

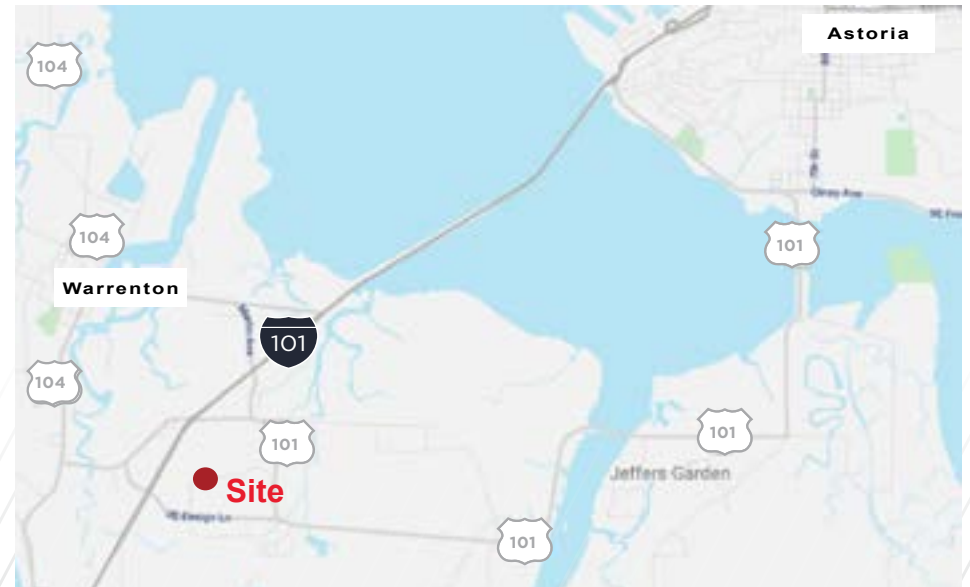
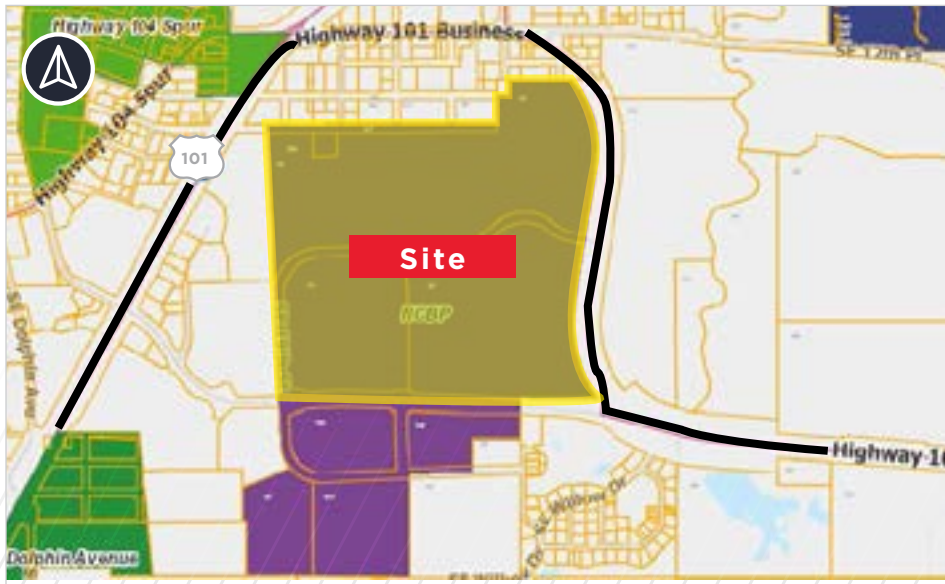
| Industry Cluster | Employment/Avg. Annual Wage |
|---|-----------------------------|
| Management, Professional | 22% |
| Service | 23% |
| Sales and Office | 24% |
| Farming, Fishing, and Forestry | 2.3% |
| Construction, Extraction, and Maintenance | 15% |
| Production, Transportation, and Material Moving | 15% |

DEMOGRAPHIC OVERVIEW

Demographic Trends

Clatsop County is a growing county with a population of approximately 41,000, with five incorporated cities (Astoria, Cannon Beach, Gearhart, Seaside, and Warrenton). While Clatsop County's resident population is approximately 41,000, tourism influxes bring population numbers to approximately 80,000 during peak tourism time frames. The County employs approximately 250 full and part-time staff and is governed by a County Commission comprised of five Commissioners.







CONTACT

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CLATSOP COUNTY
REQUEST FOR PROPOSAL
Redevelopment of North Coast Business
Park (NCBP)
Call for Offers by 4:00 p.m., March 17,
2022

A copy of the RFP document may be
obtained at the Clatsop County website
<https://www.co.clatsop.or.us/rfps>

