



RAIL SERVED INDUSTRIAL LAND LONGVIEW, WA

150 ACRES (DIVISIBLE) FOR SALE

Grade and Fill Permits in Place | Shovel Ready Sites Delivered in ±6 Months

 I-5 5.6 miles via 432

 PDX 50 miles



LONGVIEWLOGISTICSWA.COM

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600,000 PERSON LABOR FORCE

LABOR MARKET ADVANTAGES

- Low cost of doing business relative to the overall state of Washington
- Positive migration patterns
- Longer term, Longview will outperform the U.S. in job and income growth

POPULATION

37,818

Largest City in Cowlitz County

CIVILIAN LABOR

52.8%

MEAN TRAVEL

23.8 MINS

MEDIAN HOUSEHOLD

INCOME

\$53,044

Source: Moody's Analytics / March 2023



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SITE ADVANTAGES



HOME TO PROMINENT COMPANIES

Such as Weyerhaeuser, WestRock, J.H. Kelly, Nippon Dynawave Packaging, NORPAC and more.



CENTER OF I-5 CORRIDOR

Between Portland, OR and Seattle, WA, Longview supports easy connections throughout the region.



RAIL SERVED

Patriot Rail via the CLC Railway services the site which has connectivity to Union Pacific & BNSF.



BUSINESS FRIENDLY

City and county governments.



PORT OF LONGVIEW + PORTLAND INTERNATIONAL AIRPORT

Served by Port of Longview to accommodate import and export needs. Commercial air service is available at Portland International Airport and Southwest Washington regional Airport.



HIGH CAPACITY UTILITIES IN PLACE

Potable water provided by City of Longview, high volumes of process water available, Cascade Natural Gas, electricity provided by Cowlitz PUD.

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EXCEPTIONAL RAIL CONNECTIVITY

The Columbia & Cowlitz Railway and Patriot Woods Railroad (CLC) connect and operate as one railroad over a total of 31.3 track miles in southwest Washington. The CLC interchanges with the Union Pacific (UP) and BNSF through the Longview Switching Company (jointly owned by the UP and BNSF) in Longview, Washington.

The Patriot Woods Railroad interchanges directly with the CLC railroad.

The CLC owns a locomotive repair facility on the Weyerhaeuser plant site in Longview. The facility has three tracks with an overhead crane.



COWLITZ COUNTY INCENTIVES

01 RURAL AREA BUSINESS & OCCUPATION TAX CREDIT

02 NO SALES OR USE TAX FOR MACHINERY/EQUIPMENT

03 COWLITZ PUD ECONOMIC DEVELOPMENT POLICY

04 WORKFORCE SOUTHWEST ON-JOB-TRAINING (OJT)

05 JOB SKILLS PROGRAM

[VIEW MORE INFORMATION](#)



WATER/SEWER
City of Longview



NATURAL GAS
Cascade Natural Gas



ELECTRICAL
Cowlitz PUD/
Bonneville Power Administration



FIBER
[View Fiber Access Map](#)





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