RAIL SERVED INDUSTRIAL LAND LONGVIEW, WA

150 ACRES (DIVISIBLE) FOR SALE

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

5 I-5 5.6 miles via 432

X PDX 50 miles

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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





WEST COAST/WESTERN US



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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 UTILITES 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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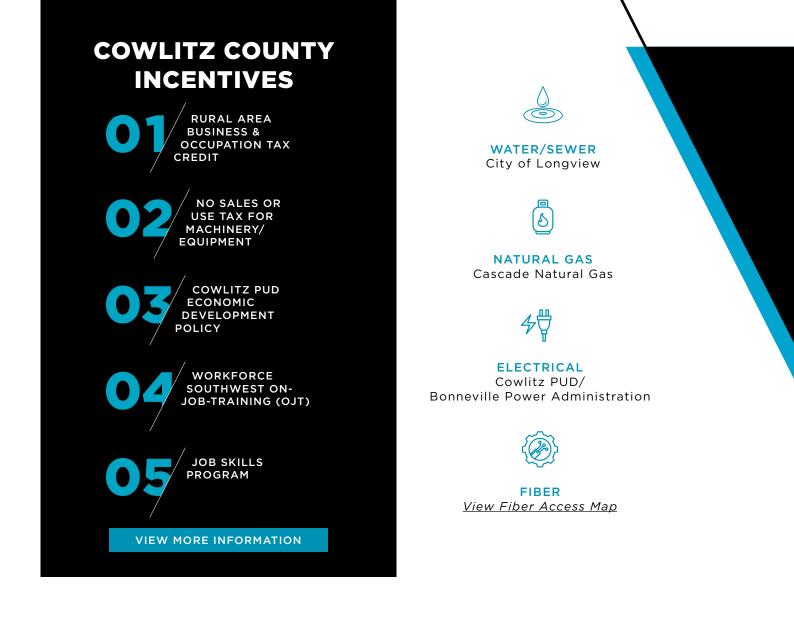
EXCEPTIONAL RAIL CONNECTIVITY

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.



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