



Over 100,000 square feet in main mill building



Rail spur into main mill building



Strategic location near I-5, Exit 176

The Coast Fork of the Willamette River has one-quarter mile of frontage along the eastern boundary of the property, and the auction property also includes a small 3± acre island.

A non-contiguous parcel of .92± acre is located just west of the site, is part of the sale, and contains a 500,000 gallon storage tank as part of the fire suppression system. There is a water sharing agreement with Whitsell Manufacturing, located across Saginaw Road, for the fire protection system.

The seller is in the process of obtaining a No Further Action Letter from the Oregon Department of Environmental Quality. Please see Supplemental Information Package for detail.

There is heavy power to the site, but to individual buildings will require installation. The seller has an estimate for the distribution of power to both the northern and southern portions of the site, which is included in the Supplemental Information Package.

The property has frontage on Saginaw Road which provides access to Exit 176 at I-5, and along Highway 99 which also provides access to Eugene.

2014-2015 taxes are \$13,400

LOCATION: 32941 East Saginaw Road – Saginaw, Oregon. Map and Tax Lot# 2003150000300 (36.46± acres) and 2003160000801 (.92± acre)

SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 18, 2015