

Industrial Park (North Point, Herman Creek Cove, and Lower Bench)
Port of Cascade Locks

- **Zoning:** LI, HI, HDR, and RC (sections of property available for rezoning)
- **Total Acres:** approximately 191
- **Acres Vacant:** North Point: 17.6 acres, Herman Creek Cove: 4.25 acres, Lower Bench: 3.7 acres
- **Is the site compatible/mergeable with adjacent property?** Yes
- **Topography:** Level to Slight Grade (80 ft to 146 ft Elevation)
- **Site Preparation:** Ready to build with wide range of industrial uses
- **Potential uses:** From natural resource based manufacturing to light assembly, warehouse distribution or for major recreational destination uses

Site Access

- **Access Road:** Cramblett Way (Unofficially AKA: Industrial Park Way)
- **Miles to SR 14:** 3.5 miles (Direct access from Bridge of the Gods)
- **Miles to 1-84:** 1.3 miles East bound, 2.5 miles West bound
- **Miles to Portland International Airport:** 42
- **Miles to Cascade Locks Airport:** 1
- **Port District:** Cascade Locks
- **Water Access:** yes

Utilities

Water, Sewer, Power & Street Lights: Installed through Cramblett Way and can be extended to service site

Telephone: Embarq and City of Cascade Locks

Internet: Fiber optic accessible to meet high speed internet needs

Dist to Water Line: Distance varies from the street, Cramblett Way

Service Provider: City of Cascade Locks provides public utilities

Fire-Life-Safety Services: City of Cascade Locks has recently completed a new Fire Station and purchased a new fire Engine, and can provide all needed fire-life-safety services

Cost and Miscellaneous Information

Terms of Sale or Lease: - Available for sale or lease. Negotiable costs

Are there any development constraints due to environmental regulations? – Small portion of land may be subject to slope and flood plan constraints near the Columbia River, and a 100' buffer along Herman Creek. All land subject to state law requirements and permitting.

Any special information, assets, or details pertaining to this site? – This is a premium site located along the Columbia River offering the best waterfront views in the Gorge. Vistas of the river and surrounding Gorge bluffs and mountains are striking. The site includes meadows, woodland, and forested areas near the Columbia River bluffs. The utilization of the land is for the economic benefit of the community.

