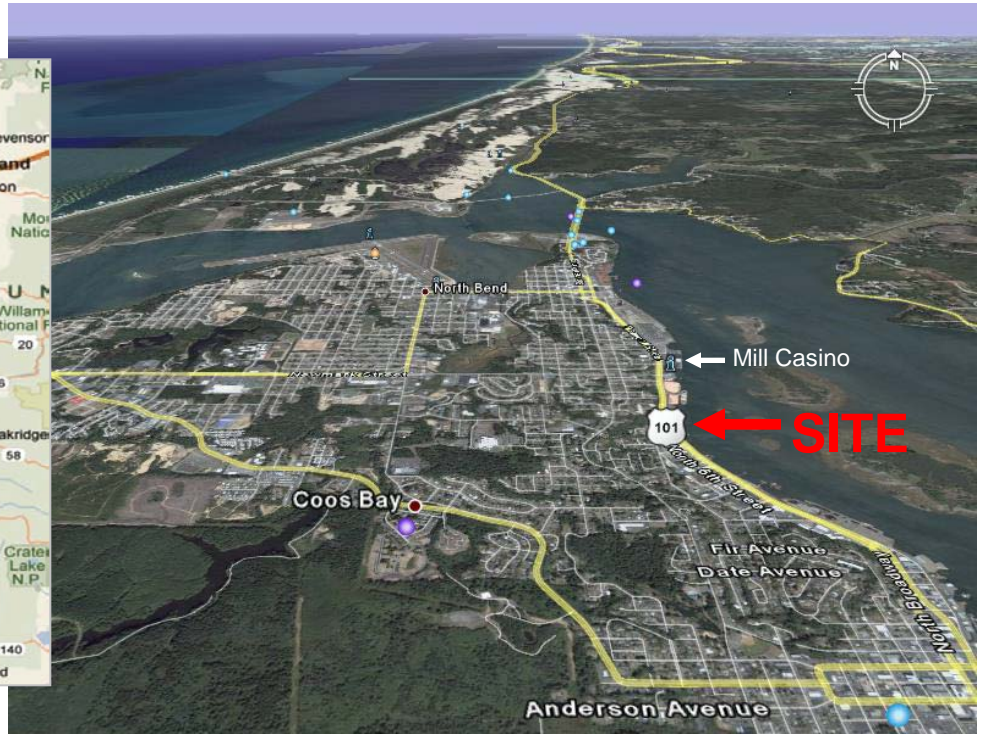


COOS BAY LAND

2395 N. Bayshore Drive
Coos Bay, Oregon

LAND FOR SALE

Two Lots (2.83 +/- and .92 +/- acres) Available for Development



SITE OVERVIEW:

Parcel 1:	2.83 acres
Parcel 2:	.92 acres
Zoning:	Industrial/Commercial (1C)
Permitted Uses:	Commercial, Industrial, Retail
Purchase Price:	\$1,975,000 \$1,750,000

OFFERING HIGHLIGHTS:

- Two prime development sites
- Parcel 1 (Tax Lots 400 and 500) fronts N. Bayshore (Highway 101)
- Coos Bay open to redevelopment initiatives
- Retail, food and hotel uses possible along with light industrial, warehousing and distribution

FOR MORE INFORMATION, PLEASE CONTACT:

TOM USHER
(503) 279-1777
tom.usher@cushwake.com

MATT JOHNSON
(503) 279-1789
matthew.johnson@cushwake.com

JOHN TROUGHTON
(510) 763-4900
john.troughton@cushwake.com

CUSHMAN & WAKEFIELD OF OREGON, INC.
200 SW Market Street, Suite 200
Portland, OR 97201
503-279-1700
cushmanwakefield.com

3/12/2012

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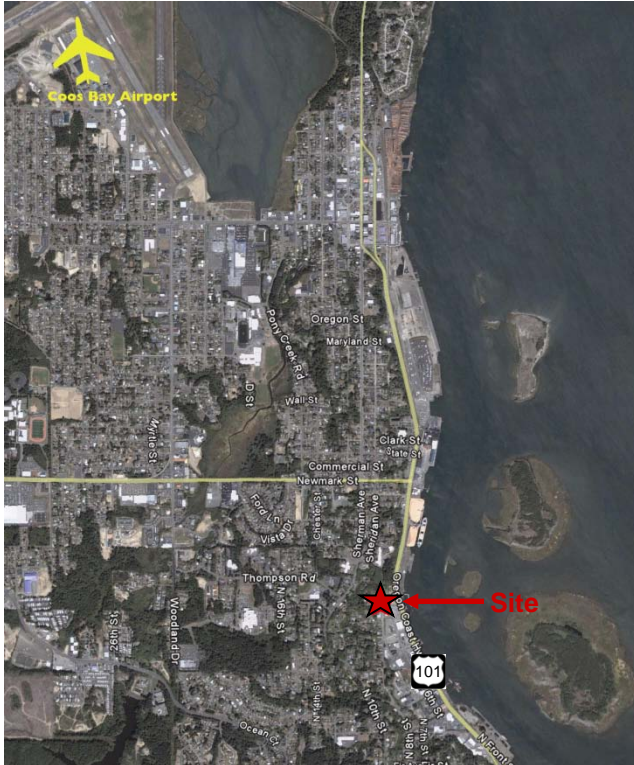


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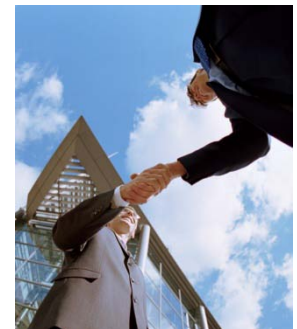
LAND FOR SALE

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Coos Bay, Oregon's largest community that comprises Oregon's Bay Area. Located 170 miles southwest of Portland (Oregon's largest city) and 123 miles from Oregon's capital Salem. Coos Bay is 45 miles west of Interstate Hwy 5 but sits directly inline with HWY 101 that stretches from NW Washington to the California/Mexico border. The Bay Area has prospered as a center for wood products, shipbuilding, shipping and products of the sea. This area is a center for trade for the entire SW Oregon Coastal Region.

City funded pedestrian enhancements will improve site access and increase pedestrian traffic directly in front of the site. Additionally, the improved aesthetics will benefit a potential development.



Port of Siuslaw Wharf Repair

\$1.5 million project, expected to create 145 long term jobs --

This investment will support new and existing businesses

Port of Coos Bay RR Rehabilitation

\$7.79 million project, expected to create 825 long term jobs ---

Restoring freight rail service may create jobs and support new private sector investment in Coos Bay



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