

**Port of Cascade Locks  
Herman Creek Lane Property**

**Location: Map Number 02N-8E-06 Taxlot 500**

- **Zoning:** Light Industrial
- **Total Acres:** 2.60
- **Acres Vacant:** 2.55
- **Existing Use:** Property is predominately vacant with the exception of the building occupying a small portion of the property
- **Surrounding Land Use:** To the West is a City sewerage treatment plant and North is a manufacturing facility. East Herman Creek ODFW property.
- **Is the site compatible/mergeable with adjacent property?:** yes
- **Topography:** Level approx 80 ft elevation
- **Site Preparation:** Recommended use for industrial warehouses or class A office space

**Building Information**

- **Total Building Area (Sq. Ft.):** 1,800
- **Building Area Vacant:** Currently used for storage
- **Manufacturing Area:**
- **Office Area:**
- **Other:** Need updates to meet fire code
- **Year Constructed:** 1976
- **Construction Type:** Warehouse

**Site Access**

- **Access Road:** Herman Creek Ln.
- **Miles to SR 14:** 3
- **Miles to 1-84:** 1
- **Miles to Portland International Airport:** 42
- **Miles to Cascade Locks Airport:** 1
- **Port District:** Cascade Locks
- **Water Access:** N/A
- **Rail Spur:** None
- **Distance to Nearest Rail:**

**Utilities**

**Water Source/Water Main Size:** yes / 8 in line

**Sewer/Sewer Size:**

**Storm/Sewer:**

**Electric Power:** yes

**Electric Power Capacity:** 100 amp 3-phase power

**Natural Gas/Gas Line size:**

**Telephone:** Embarq

**Other:** Brodband and cable capabilities provided by City of Cascade Locks, Gorge.net, and Embarq

**Dist to Water Line:** on location

**Dist to Nearest Sewer Line:**

**Distance to Nearest Storm Sewer:**

**Service Provider:** City of Cascade Locks (Water, Sewer)

**Distance to Nearest Nat Gas:**

**Service Provider:**

**Telecommunications Provider:** Embarq

**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?** – No unique constraints. All land subject to state law requirements and permitting.

**Any special information, assets, or details pertaining to this site?** – Site has spectacular views of the Columbia River and Cascade Range. The utilization of the land is for the economic benefit of the community.



**Port of Cascade Locks  
Herman Creek Lane Property**

**Location:** Map Number 02N-8E-06 Taxlot 600

- **Zoning:** Light Industrial
- **Total Acres:** 1.90
- **Acres Vacant:**
- **Existing Use:** Single-Use Residence month-to-month rental
- **Surrounding Land Use:** To the west City sewage treatment plant, north; vacant Port property, and east; Herman Creek Oregon State Fish Hatchery.
- **Is the site compatible/mergeable with adjacent property?:** yes
- **Topography:** Level approx 80 ft elevation
- **Site Preparation:** Recommended use for industrial warehouses or class A office space

**Building Information**

- **Total Building Area (Sq. Ft.):** 952 plus detached 300 sq ft garage
- **Building Area Vacant:** No
- **Manufacturing Area:**
- **Office Area:**
- **Other:**
- **Year Constructed:** 1938
- **Construction Type:** Residence

**Site Access**

- **Access Road:** Herman Creek Ln.
- **Miles to SR 14:** 3
- **Miles to 1-84:** 1
- **Miles to Portland International Airport:** 42
- **Miles to Cascade Locks Airport:** 1
- **Port District:** Cascade Locks
- **Water Access:** N/A
- **Rail Spur:** None
- **Distance to Nearest Rail:**

**Utilities**

**Water Source/Water Main Size:** yes / 8 inch line

**Sewer/Sewer Size:** yes/ 8 inch line

**Storm/Sewer:**

**Electric Power:** yes

**Electric Power Capacity:** 100 amp 3-phase power

**Natural Gas/Gas Line size:**

**Telephone:** Embarq

**Other:** Brodband and cable capabilities provided by City of Cascade Locks, Gorge.net, and Embarq

**Dist to Water Line:** on location

**Dist to Nearest Sewer Line:**

**Distance to Nearest Storm Sewer:**

**Service Provider:** City of Cascade Locks (Water, Sewer)

**Distance to Nearest Nat Gas:**

**Service Provider:**

**Telecommunications Provider:** Embarq

**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?** – No unique constraints. All land subject to state law requirements and permitting.

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