

THE PORT OF PORT ANGELES

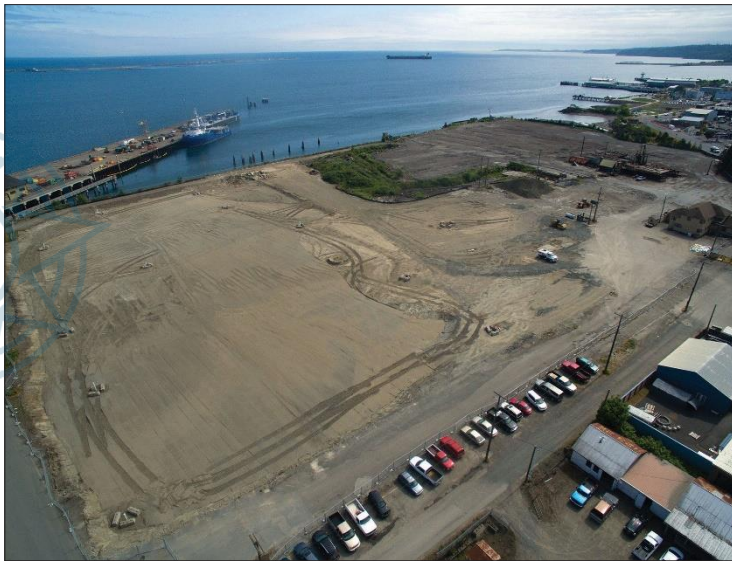
THE NEW Marine Trades Center



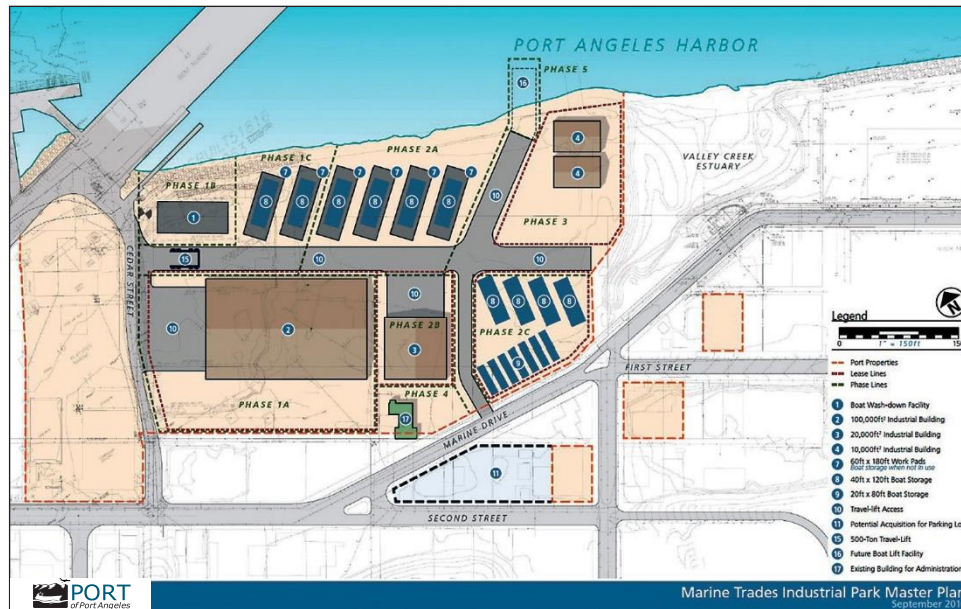
An aerial view of the site of the future Marine Trades Center, looking south to north (left to right).

This unique industrial waterfront development combines a premium location in the Pacific Northwest with the infrastructure to support a broad range of marine trades businesses.

- Port Angeles is strategically located on the Strait of Juan de Fuca between the Pacific Ocean and Puget Sound. It is the closest deep-water port to the Pacific Rim on the United States' west coast.
- The Port Angeles harbor waterfront is home to full-service boatyards with a complete range of repair services.
- The Port of Port Angeles operates two deep-water berths for large vessel repair.
- Two heavy haul-out marine travel lifts are available: a 300-ton and a 500-ton.
- The Port will offer competitive lease rates for available land on this industrially zoned waterfront property.
- The Port Angeles area offers support services and a dedicated workforce.



BE PART OF CREATING THE MTC!



The Marine Trades Center (MTC) on the Port Angeles Harbor waterfront is a rare opportunity to site your marine trades enterprise in a premium location. The Port of Port Angeles will work with you to ensure that the support services vital to your company are nearby. Some of the MTC's planned amenities will include:

- 11 + Million-dollar investment in infrastructure
- An existing haul-out pier that accommodates a 300 and a 500 metric ton Travelift
- A wash-down facility that accommodates vessels up to 175 feet inlength
- Available space to accommodate industrial boat manufacturing / repair buildings from 10,000 square feet to 100,000 square feet in size
- Vessel deconstruction
- Vessel dry land storage
- Future work pads with associated utilities

Key Information:

Transaction type: Lease

Project Name: Marine Trades Center (MTC)

Location: 202 North Cedar Street, Port Angeles, WA

Property size: 18 Acres

Pricing parameters: TBD

For more information about business development and leasing opportunities, please contact Caleb McMahon: Calebm@portofpa.com | Direct: 360.457.3366 | Cell: 870.209.3165