

Port Property Inventory / Status - First Quarter 2025			Improved Properties Rented	Improved Properties Rent Ready	Not Rent Ready	Total Rented Acres
Property	Location	SF				
<b>Port Operations Facilities</b>						
Port Administration Building	338 W. First Street	11,608				
Facilities Maintenance	112 S. Valley Street	9,375				
Facilities Maintenance	2604 W 18th Street (small red bldg)	420				
Facilities Maintenance Pole Building - NEW	2604 W. 19th ST B	2,880				
Log Scale Building	1500 Blk Marine Drive	2,600				
Operations for Terminals and Security Office	Marine Terminal, 202 N. Cedar St., Suite 6 upstairs	1,322				
Mechanic Shop	1301 Marine Drive (portion)	8,400				
John Wayne Marina, Harbormaster Office	2577 W. Sequim Bay Road	3,001	200			
FIA Airport Manager's Office	Fairchild International Airport	900				
FIA Airport Terminal Space - Conference Room	Fairchild International Airport	672				
Garage	Critchfield Rd @ Saddle Club	780				
430 Marine Drive (garage and fenced paved lot)	New Asset on 11.09.2023: 430 Marine Drive (0.49 AC)	1,150	1,150			
	<b>TOTAL PORT OPS BUILDINGS SF</b>	<b>43,108</b>				
<b>Port Rental Properties</b>						
<b>For Rent</b>						
Airport Coffee Shop	1402 William R Fairchild Airport Rd			840		0.00
CRTC Bldg front offices	2220 W 18th Street - CRTC Building Offices			3,600		0.08
1010 Building	2140 W 18th Street (15,000 office, 10,000 warehouse)	25,000	6,835	10,000	8,165	0.16
1010 Phase II Transition (access to OH doors unrented)	2140 W 18th Street (16,600 warehouse)	16,600	12,690			0.29
1050 Building	2140 W 18th Street (40,000 SF)	40,000	32,250		7,750	0.74
1050 Building Paint Booths	2140 W 18th Street Paintbooths				2924	
1050 Phase I Addition	2140 W 18th Street (2 tenants in this Phase)	8400	3,926	2,000	2,474	0.09
Mech Shop (Large Storage Area)	1301 Marine Drive (Was McKinley Paper)	9600		9,600		
MTIB Suites A, B	2007 S O Street - Offices and Warehouse		10000			0.75
937 Boathaven - Office	937 Boathaven on the Jetty		624			
720 Marine Drive	720 Marine Drive				1,300	
932 Marine Drive	Warehouse (1 year max lease until March, 2026)		2,400			
934 Marine Drive	Warehouse (1 year max lease until March, 2026)			2,400		
	<b>AVAILABLE PROPERTIES TOTAL SF</b>	<b>99,600</b>	<b>68,725</b>	<b>28,440</b>	22,613	1.58
<b>Rented Properties</b>						
<b>North Airport Industrial Park (NAIP)</b>						
2 Grade, LLC	Land E of 2417 W 19th					0.55
2 Grade	2032 S. O Street (garage)		3,000			0.07
Natural Systems Design	2032 S. O Street (Office and fenced land)		861			0.11
ACTI 10.20	2138 W 18th St		25,000			0.57
ACTI 10.30	2138 W 18th St		25,000			0.57
ACTI 10.40	2138 W 18th St		25,000			0.57
ACTI 2230	2230 W 18th St		25,000			0.57
Arrow Marine Services, Inc.	2140 W 18th Street - storage wing 1050 B Building		6,250			0.14

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<b>Rented Properties</b>						
Barhop Brewing LLC	2506 W. 19th Street		2,952			0.07
City Parks & Recreation	2602 W 18th St; Buildings 6,407 SF; Land 167,871 SF		6,407			3.85
Clallam County Youth Services	1912 West 18th Street (T.I.)		0			3.84
CRTC	2220 W 18th Street - Main Bldg and Lab Space		21,374			0.49
CRTC	2140 W 18th Street (1050)		26,000			0.00
First Step Family Support Center	2140 W 18th Street (1050)		1,125			0.03
Port Angeles Hardwood, LLC	2140 W 18th Street (1010)		23,625			0.54
Insitu Ecosystems LLC	2140 W 18th Street (Phase 1 Addition)		2,801			0.06
FKC Co., Ltd	2708 W 18th St (T.I.)		0			4.94
Knight Fire Protection	2509 W 19th St Land (T.I.)		0			0.51
Lifeflight Network LLC	2530 W 19th Street- Office		2,500			0.06
Lifeflight Network LLC	2530 W 19th Street- Land		0			0.44
Murrey's Disposal Inc.	2548 19th Street (land and bldg)	115,671	19,800			0.45
Peninsula Rifle & Pistol Club	2600 W 18th St (T.I.)		0			0.41
Public Utility District #1	1936 W 18th Street (T.I.)		0			6.89
GSA - USDHS	1908 South O Street		6,028			0.14
Stabicraft Marine USA, Inc.	2007 S. O Street, Suite A, B		10,000			0.74
Armstrong Consolidated, LLC	2007 S. O Street, Suite C,D,E		16,800			1.60
Renaissance Property Holdings LLC	900 Block Marine Drive <i>(Due Diligence Only)</i>		0			2.26
<b>Waterfront Rental Properties</b>						
A.M. Holdings, Inc. (Platypus) Area C	102 N. Cedar (Area C Bldg and Land)		900			0.31
A.M. Holdings, Inc. (Platypus) Area A & B	102 N. Cedar (T.I.) Area A&B Land		0			3.95
A.M. Holdings, Inc. (Platypus)	Terminal 1 dock		11,000			0.25
Accurate Angle Crane	Boat Yard Dry Storage		0			0.01
Arrow Marine	914 Marine Drive		3200			0.07
Arrow Marine	916 Marine Drive		5000			0.11
Arrow Marine	435 Marine Drive		6,549			0.15
30 Gold LLC (Coffee Shop)	436 Marine Drive (Land only)		0			0.19
Project Macoma LLC	430 Marine Drive (Garage/Land)		1,150			0.26
Project Macoma LLC	1301 Marine (warehouse at logyard)		1,610			0.00
Project Macoma LLC	Terminal 7 Berthage and Log Yard		23,722			0.07
MRSC (outside storage)	220 Tumwater Truck Rte - Parking Lot	21,080	0			0.48
ConocoPhillips (outside storage)	220 Tumwater Truck Rte - Parking Lot	2,000	0			0.05
Fenced (outside storage) available	220 Tumwater Truck Rte - Parking Lot	10,500	0			0.00
Black Ball Transport, Inc.	101 East Railroad Ave - Terminal 2		0			3.85
Bluewater Boatworks, LLC	830 W Boat Haven Drive		1,500			0.03
Rayonier TRS Forest Operations, LLC	202 N Cedar, Suite 3 Office		380			0.01

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Biobased Trading LLC	202 N Cedar Suite 1 (office)		399			0.01
Biobased Trading LLC	Terminal 1 conveyor storage		2400			0.06
Global Diving & Salvage, Inc.	202 N Cedar, Suite 2 and 300 SF Warehouse		635			0.01
High Tide Seafoods	3rd Ave Lot Storage		0			0.07
High Tide Seafoods	820 Marine Drive		6,000			0.14
Legacy Contracting, Inc.	MT 202 N Cedar, Suite 4		270			0.01
Motive Power Marine, LLC	731 Marine Drive		10,000			0.23
MSRC - Storage on T1	On T1 Dock - Storage		0			0.03
MSRC - Parking on T1	On T1 Dock - Parking		0			0.04
MSRC - Parking near T3	Parking near T3		0			0.02
McKinley Paper	1301 Marine Drive (portion)		12,146			0.28
National Response Corporation	Terminal 7 Berthage	248 LF	248			0.01
John Eric Bert	812 Boat Haven Drive		945			0.02
Andy Choi	801 Marine Drive		10,322			0.24
PetroCard, Inc.	801 Marine Drive (NW portion)		1,683			0.00
PA Yacht Club	1305 Marine Drive (T.I.)		0			0.20
Petrocard, Inc.	832 Boat Haven		165			0.00
Petrocard, Inc.	Retail Lease in the Boatyard Bldg		125			0.00
Petrocard, Inc.	A-4 Storage		420			0.01
Petrocard, Inc.	Fuel Tank Land		0			0.03
Petrocard, Inc.	Fuel Float		0			0.05
Vacant	930 Marine Drive, Suite A		0	2,400		0.06
Peninsula Bottling Company	930 Marine Drive, Suite B		0	2,400		0.06
Waterfront Automotive	930 Marine Drive, Suite C		2,400			0.06
Fire Chief Equipment	930 Marine Drive, Suite D		600			0.01
WA Dept Fish & Wildlife	930 Marine Drive, Suite E		600			0.01
Westport LLC.	Sign lease - Marine Dr / Tumwater	570				0.01
Westport LLC. 720 Marine Dr	720 Marine Dr Parking (land only)	60,000				1.38
Westport LLC, Boatyard Dry Storage	Ground lease @ BY dry storage					0.32
<b>John Wayne Marina</b>						
Sequim Bay Yacht Club - Room Space	2577 West Sequim Bay Rd		951			0.02
Sequim Bay Yacht Club - Outside Storage	2577 West Sequim Bay Rd					0.04
Baranof Yacht Sales	2577 West Sequim Bay Rd (Upper Floor Crow's Nest)		220			
Steve W. Little, Inc. (Dockside Grill)	2577 West Sequim Bay Rd		2,154			

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<b>Downtown PA/Sekiu</b>						
North Olympic Healthcare Network	20 spaces-North First St Parking Lot (land)	7,400				0.17
WA Small Business Development Ctr	338 W First St, Admin Office Suite 202		177			0.00
Center for Inclusive Entrepreneurship	338 W First St, Admin Office Suite 201		220			0.01
Lambert Consulting, LLC	338 W First St, Admin Office, Suite 101		230			0.01
Clallam County Fire District #5	Sekiu Airport Hangar		3,200			0.07
<b>South Airport Rental Properties</b>						
Angeles Communications, Inc.	1402 William R. Fairchild Airport		750			0.02
Fedex - 1 tie down	1402 William R. Fairchild Airport		0			0.11
Fedex - hangar	1402 William R. Fairchild Airport		9,600			0.22
Fedex - office	1402 William R. Fairchild Airport		1,432			0.03
FAA Antenna & Rack Space	1402 William R. Fairchild Airport		360			0.01
High Flyer Owners Assn Condo A	Hangar Pad A (T.I.)		0			0.29
High Flyer Owners Assn Condo C	Hangar Pad C (T.I.)		0			0.29
Lifeflight Network LLC	1405 Airport Road - Hangar		2,750			0.06
Lifeflight Network LLC	1405 Airport Road - Office		792			0.02
Lifeflight Network LLC	1406 Airport Road - Hangar		2,160			0.05
Lifeflight Network LLC	1406 Airport Road - Office		1,256			0.03
Lifeflight Network LLC	1407 Airport Road - Hangar		2,160			0.05
Lifeflight Network LLC	1407 Airport Road - Office		280			0.01
Merrill & Ring	Airport Log Yard		0			1.00
Olympic R/C Modelers	Critchfield Road (T.I.)		0			1.30
Josh Borte	Critchfield Road (30 acres) in-kind services		0			30.00
PA Nieuport Group	Hangar Pad D (T.I.)		0			0.29
R&B Properties and Investments	Hangar Pad B (T.I.)		0			0.29
Rite Bros. Aviation	FIA Terminal		1,000			0.02
Rite Bros. Aviation	FIA East Block Hangar		2,300			0.05
Rite Bros. Aviation	FIA West Block Hangar		2,560			0.05
Rite Bros. Aviation	FIA East Corporate Hangar		3,844			0.09
Rite Bros. Aviation	FIA Fuel Farm; 11,700 SF land		0			0.27
Welldone Aviation, LLC	1402 Airport Road, Hangar Pad F Building 900 (T.I.)	17,500	0			0.40
DART (Clallam Co. Emergency Mgmt)	FIA terminal		970			0.02
US Coast Guard	Taxiway	5,000	0			0.11
Peninsula Trails Coalition	Conex box at long term parking		0			0.004

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Property	Location	SF				
	TOTAL RENTED SQUARE FOOTAGE		532,058			
	VACANT - NOT RENT READY		22,613			
	TOTAL VACANT & RENT READY SF		28,440			
IMPROVED PROPERTY	OVERALL OCCUPANCY FACTOR		95%			
IMPROVED PROPERTY	RENT READY OCCUPANCY FACTOR		5%			
DEVELOPED ACREAGE (shovel ready)						
South Airport						
South Airport	Hangar Pad E (Land)	17,500				
Business Park Acreage						
35.5 Acres	(Zoned Light Industrial)			35.50		
Waterfront						
18 Acres	Marine Trade Center			18.00		
Vacant lot near Chevron (was Armstrong)	413 W 2nd Street			0.33		
	TOTAL DEVELOPED ACREAGE			53.83		
UNDEVELOPED ACREAGE (awaiting capital improvement)						
FIA						
72 Acres Land SE Airport Terminal	(Zoned IL Industrial Light)				72.00	
126 Acres Land SW Airport Terminal	(Aviation Related)				126.00	
	TOTAL UNDEVELOPED ACREAGE				198.00	