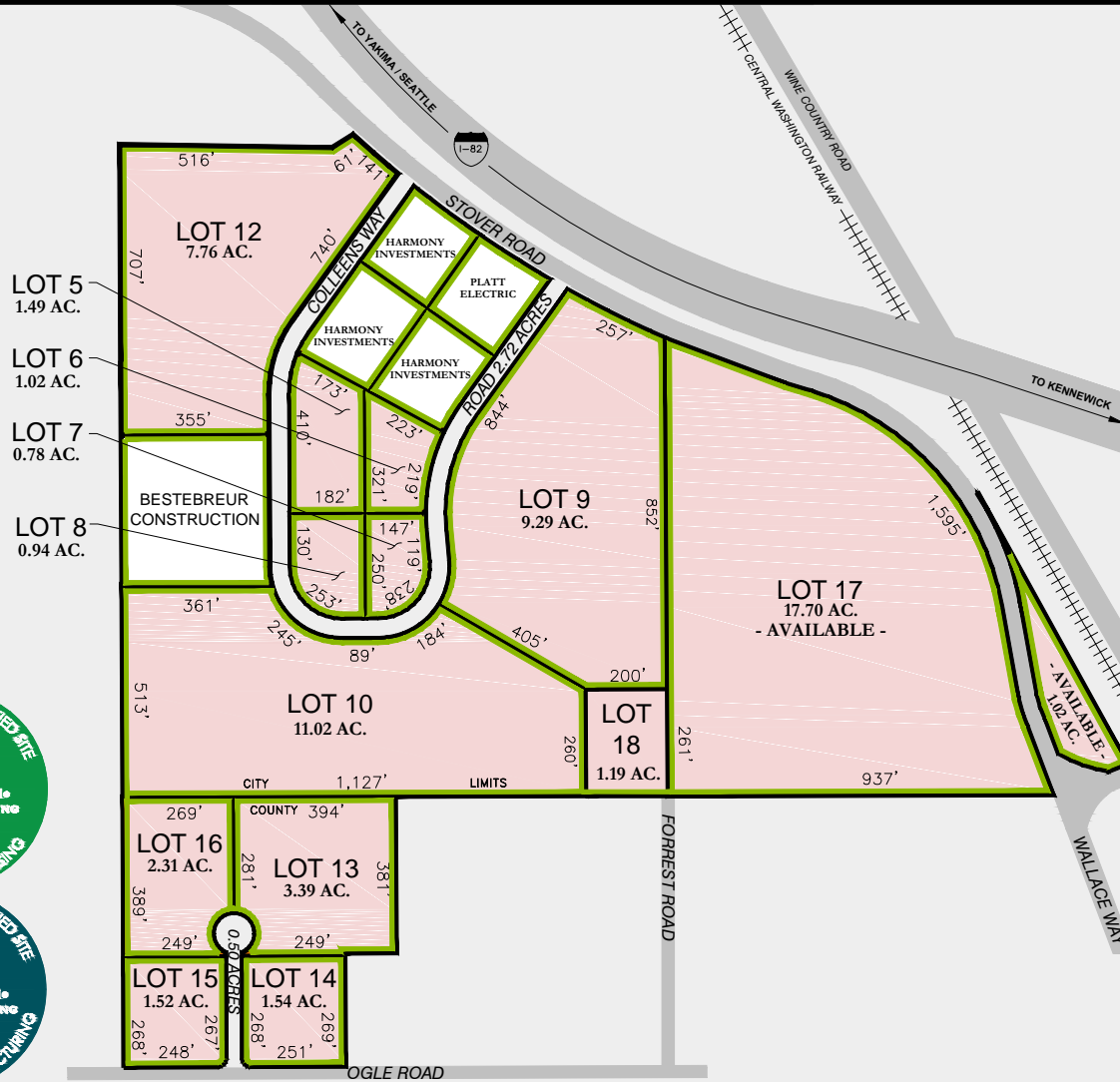


# BYAM BUSINESS PARK PORT OF GRANDVIEW

## CONCEPTUAL PLAN LOT LINES WILL BE REVISED AS REQUIRED



Location Map



### UTILITIES

- POWER
- TELEPHONE
- WATER
- SEWER



## Byam Business Property Summary

Located within the City, prepared, zoned, and available for immediate industrial development. To expedite new development and meet special needs of a large food processing base, the City has developed a high capacity water and waste water treatment system. This system is regularly improved and upgraded in order to maintain its efficiency and capabilities well into the future.

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<b>Available Acreage:</b>	<i>68 Acres</i>	<b>Terms:</b>	<i>Sale and lease per acre; price negotiable</i>
<b>Usable Acreage:</b>	<i>68 Acres</i>	<b>Current Zoning:</b>	<i>Light Industrial</i>
		<b>Zone Limits:</b>	<i>City</i>

### Utilities

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<b>Water Main:</b>	<i>Yes</i>	<b>Sewer Main:</b>	<i>Yes</i>
<b>Water Main Size:</b>	<i>12 Inches</i>	<b>Sewer Size:</b>	<i>10 Inches</i>
<b>Power to Site:</b>	<i>Yes</i>	<b>Gas Main:</b>	<i>No</i>
		<b>Gas Dist. from Site:</b>	<i>1000 Feet</i>

### Transportation

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<b>Nearest Highway:</b>	<i>I-82</i>	<b>Nearest Local Airport:</b>	<i>Prosser or Sunnyside</i>
<b>Nearest Hwy Type:</b>	<i>4-Lane</i>	<b>Dist. To Local Airport:</b>	<i>6 Miles</i>
<b>Dist. to Nearest Hwy:</b>	<i>0.25 Miles</i>	<b>Nearest Reg. Airport:</b>	<i>Pasco or Yakima</i>
<b>Dist. to 4-Lane Hwy:</b>	<i>0.25 Miles</i>	<b>Dist. To Reg. Airport:</b>	<i>41 Miles</i>
<b>Rail Served:</b>	<i>No</i>		

### Telecommunications

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<b>Redundancy:</b>	<i>No</i>	<b>DSL:</b>	<i>Yes</i>
<b>Fiber:</b>	<i>Yes</i>	<b>T-1:</b>	<i>Yes</i>
		<b>Wireless:</b>	<i>Yes</i>
		<b>Satellite Link:</b>	<i>Yes</i>
		<b>Local ISP:</b>	<i>Yes</i>

### Environmental

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<b>Is Site in 100-year Floodplain?</b>	<i>No</i>
<b>Percent of Site in Wetlands:</b>	<i>0%</i>
<b>Has a Phase/Environmental Audit Been Completed?</b>	<i>Yes</i>
<b>Sensitive Environmental Issues:</b>	<i>None</i>
<b>Special Permit Requirement:</b>	<i>None</i>
<b>S.E.P.A. Review:</b>	<i>Completed</i>
<b>Certified Shovel - Ready for Food Processing And General Manufacturing</b>	