

WALLACE WAY BUSINESS PARK

PORT OF GRANDVIEW

CONCEPTUAL PLAN

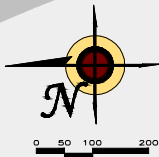


Location Map



UTILITIES

- POWER
- TELEPHONE
- WATER
- SEWER
- GAS



Wallace Way Business Park 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.

Available Acreage:	<i>3.04 Acres</i>	Terms:	<i>Sale and lease per acre; price negotiable</i>
Usable Acreage:	<i>3.04 Acres</i>	Current Zoning:	<i>Light Industrial / Commercial</i>
Adjacent Acreage:	<i>45.0 Acres</i>	Zone Limits:	<i>City Of Grandview</i>

Utilities

Water Main:	<i>Yes</i>	Sewer Main:	<i>Yes</i>
Water Main Size:	<i>10 Inches/ 8 Inches</i>	Sewer Size:	<i>8 Inches/ 6 Inch Service</i>
Power to Site:	<i>Yes</i>	Gas Main:	<i>Yes</i>
Power Details:	<i>240</i>		

Transportation

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

Telecommunications

Fiber:	<i>Yes</i>	DSL:	<i>Yes</i>
Redundancy:	<i>Yes</i>	T-1:	<i>Yes</i>
		Wireless:	<i>Yes</i>
		Satellite Link:	<i>Yes</i>
		Local ISP:	<i>Yes</i>

Environmental

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