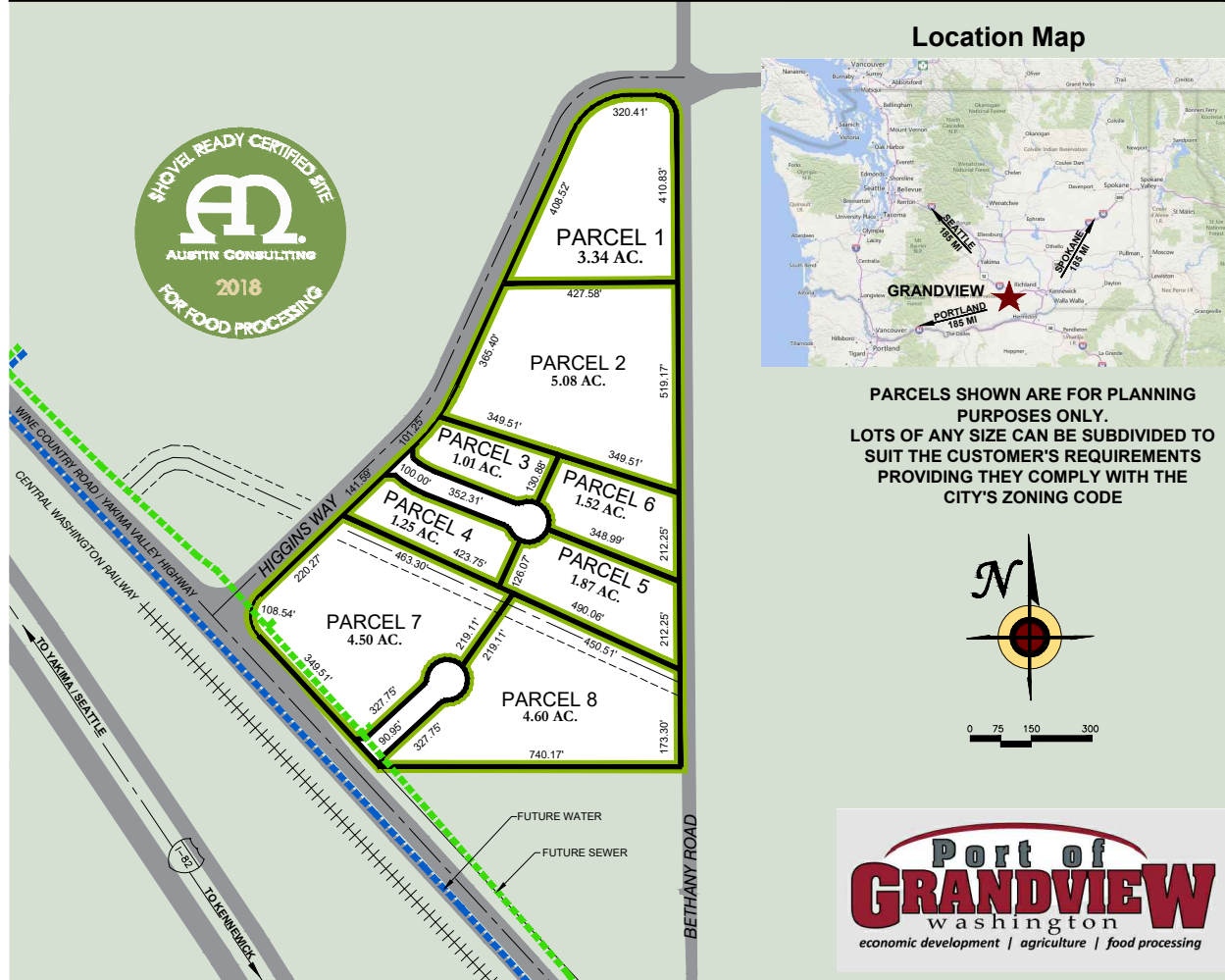


PORT OF GRANDVIEW

GRANDVIEW BUSINESS PARK EAST



Grandview Business Park East 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:	24.26 Acres	Terms:	Sale and lease per acre; price negotiable
Usable Acreage:	24.26 Acres	Current Zoning:	Light Industrial
		Zone Limits:	City

Utilities

Water Main:	Yes	Sewer Main:	Yes
Water Main Size:	12 Inches	Sewer Size:	10 Inches
Power to Site:	Yes		

Transportation

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

Telecommunications

Redundancy:	No	DSL:	Yes
Fiber:	No	T-1:	Yes
		Wireless:	Yes
		Satellite Link:	Yes
		Local ISP:	Yes

Environmental

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

509.882.9975

www.portofgrandview.org