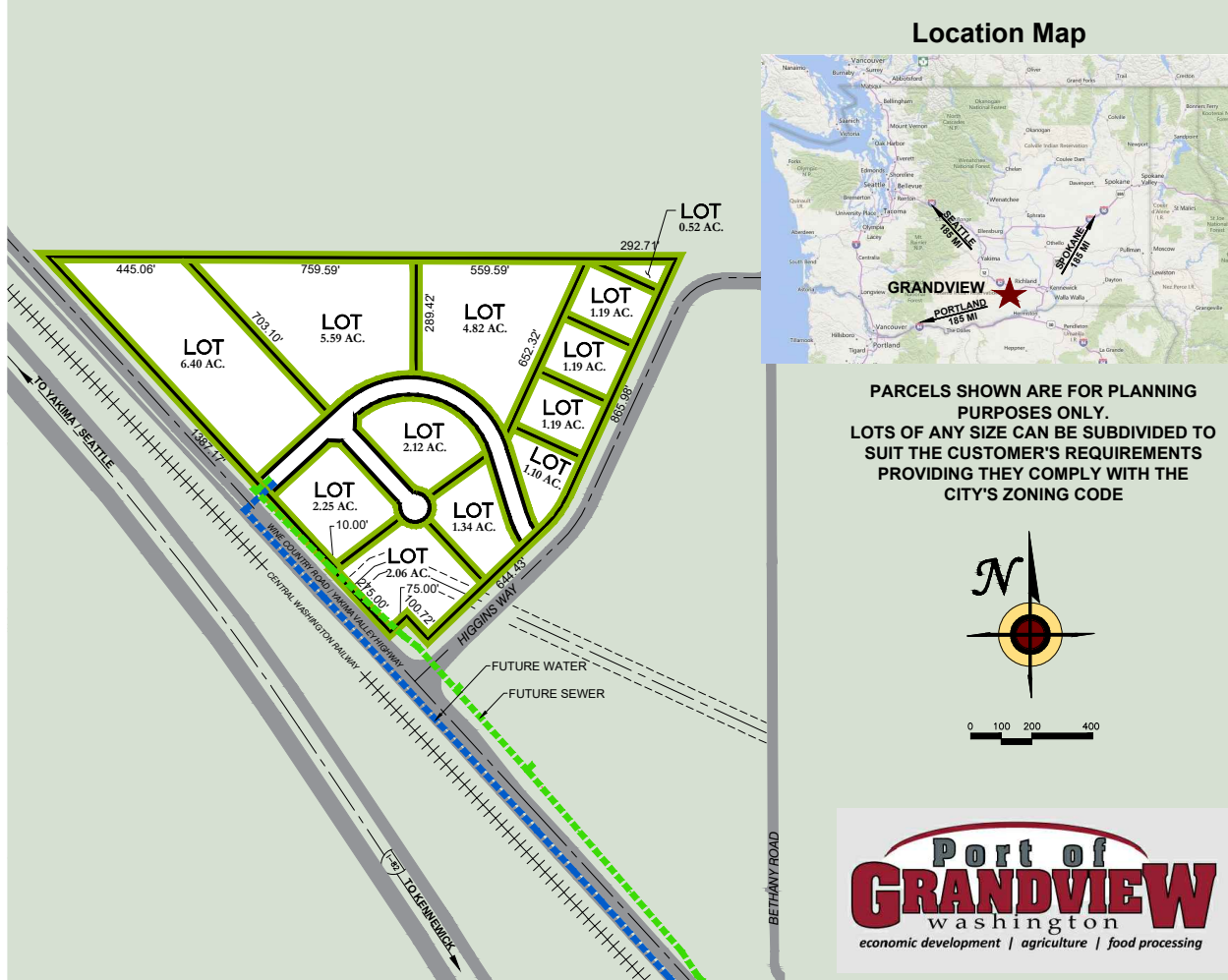


# PORT OF GRANDVIEW GRANDVIEW BUSINESS PARK WEST



PARCELS SHOWN ARE FOR PLANNING PURPOSES ONLY. LOTS OF ANY SIZE CAN BE SUBDIVIDED TO SUIT THE CUSTOMER'S REQUIREMENTS PROVIDING THEY COMPLY WITH THE CITY'S ZONING CODE



## Grandview Business Park West 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.

<b>Available Acreage:</b>	32.95 Acres	<b>Terms:</b>	Sale and lease per acre; price negotiable
<b>Usable Acreage:</b>	32.95 Acres	<b>Current Zoning:</b>	Light Industrial
		<b>Zone Limits:</b>	City

### Utilities

<b>Water Main:</b>	No	<b>Sewer Main:</b>	No
<b>Water Main Size:</b>		<b>Sewer Size:</b>	
<b>Power to Site:</b>	Yes		

### Transportation

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

### Telecommunications

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

### Environmental

<b>Is Site in 100-year Floodplain?</b>	No
<b>Percent of Site in Wetlands:</b>	0%
<b>Has a Phase/Environmental Audit Been Completed?</b>	No
<b>Sensitive Environmental Issues:</b>	None
<b>Special Permit Requirement:</b>	None
<b>S.E.P.A. Review:</b>	No

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