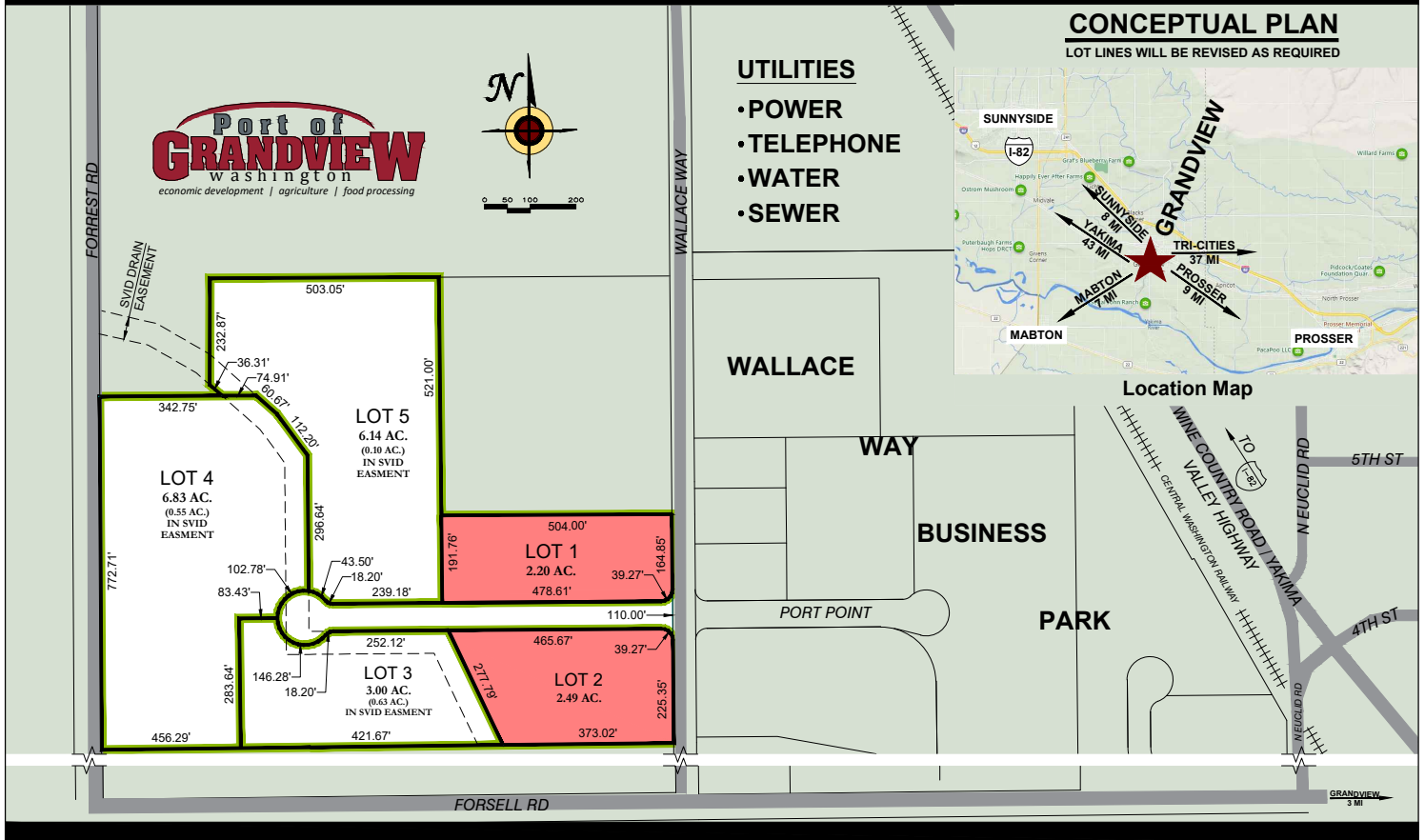


PORT OF GRANDVIEW

WALLACE WAY BUSINESS PARK WEST



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: | 20.59 Acres | Terms: | Sale and lease per acre; price negotiable |
| Usable Acreage: | 20.59 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: | 0.50 Miles | Nearest Reg. Airport: | Pasco or Yakima |
| Dist. to 4-Lane Hwy: | 0.50 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 1 Environmental Audit Been Completed? | Yes |
| Sensitive Environmental Issues: | None |
| Special Permit Requirement: | None |
| S.E.P.A. Review: | Yes |
| Certified Shovel-Ready for Food Processing | No |

SOLD