

|                           |                                 |
|---------------------------|---------------------------------|
| Zoning:                   | Industrial-Heavy, Manufacturing |
| Adjacent Available Acres: | 1000                            |
| Setting:                  | Agricultural Land               |
| Within City Limits:       | No                              |
| Site Dimensions:          | 5,280' X 10,560'                |
| Specialty Features:       | Intermodal,Fiber                |
| Sale Price:               | \$50,000                        |
| Lease Terms:              | Unknown                         |
| Last Updated:             | Apr 25, 2022                    |

Property and Area Description

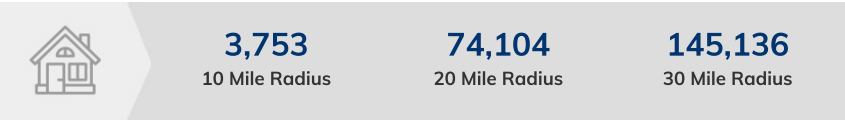
Wallula Gap Business Park located in the western portion of Walla Walla County is a ± 1,280 acre heavy & mixed industrial zoned site ideal for heavy industrial business activity. The site is adjacent to U.S. Highway 12, Union Pacific Railroad (UPRR) mainline, 11 miles from the interchange of Interstate 395 and Interstate 182, and 14 miles from the Tri-Cities Metropolitan Service Area (Pasco, Kennewick, and Richland) with a 2021 total population over 300,000. The Port has also secured rail access to a private dual access main rail line that is served by both the Union Pacific Railroad and Burlington Northern Santa Fe Railroad. The Wallula Gap Business Park has excellent truck and rail access, potable and fire suppression water, electrical, fiber, and natural gas services and is ideal for heavy manufacturing, large warehouse distribution, and data center operations. The property can be subdivided to meet the business sitting requirements. The Port has also completed a formal site due diligence program for the site which includes survey maps; utility information; archaeological, geotechnical, biological, and environmental studies; workforce information; and tax information to expedite the development review process. Documents can be reviewed at <http://wgbp.portwallawalla.com>.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: Unknown  
Rail Served By: Unknown  
Rail Accessible: Unknown  
Rail Infrastructure in Place: Unknown

Utilities

Electric: Pacific Power, Columbia REA  
Natural Gas: Cascade Natural Gas  
Water: Port of Walla Walla  
Sewer: Port of Walla Walla