



Zoning:	Industrial-Heavy
Topography:	The majority of the developable acreage is relatively flat.
Sale Price Note:	Contact for pricing
Last Updated:	Dec 16, 2024

Site Certification Information

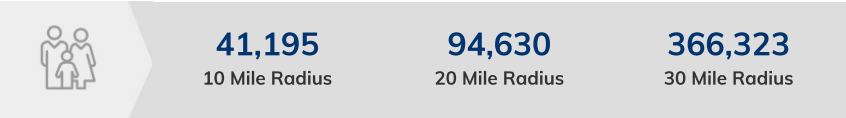
Certified Site Status: Yes

Certified Site: BNSF Certified Sites

Property and Area Description

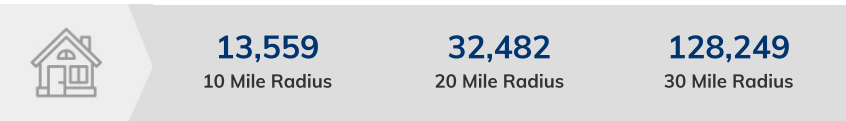
Spanning more than 1,300 acres, this site has excellent connectivity, including access to State Route 14, Interstate 82, and Interstate 84, providing access to five major ports within a four-hour drive (Ports of Portland, Kalama, Longview, Seattle, and Tacoma). The site is zoned for heavy industrial use and features an existing loop track with access to BNSF’s main line.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

- Nearest Highway: SR-14 runs through the site.
- Nearest Interstate: Interstate 82 is less than two miles from the site and Interstate 84 is approximately 14 miles from the site.
- Nearest Airport: Tri-Cities Airport (30 miles mi.)
- Rail Served: Yes
- Rail Served By: BNSF Railway
- Rail Accessible: Yes
- Rail Infrastructure in Place: Yes
- Rail Contact: John Adams
- Rail Contact Email: john.adams2@bnsf.com

Utilities

- Electric: Benton Rural Electric Association
- Natural Gas: Cascade Natural Gas Corporation
- Water: Plymouth Water District
- Telecommunications: Benton Public Utility District

## Property Images

