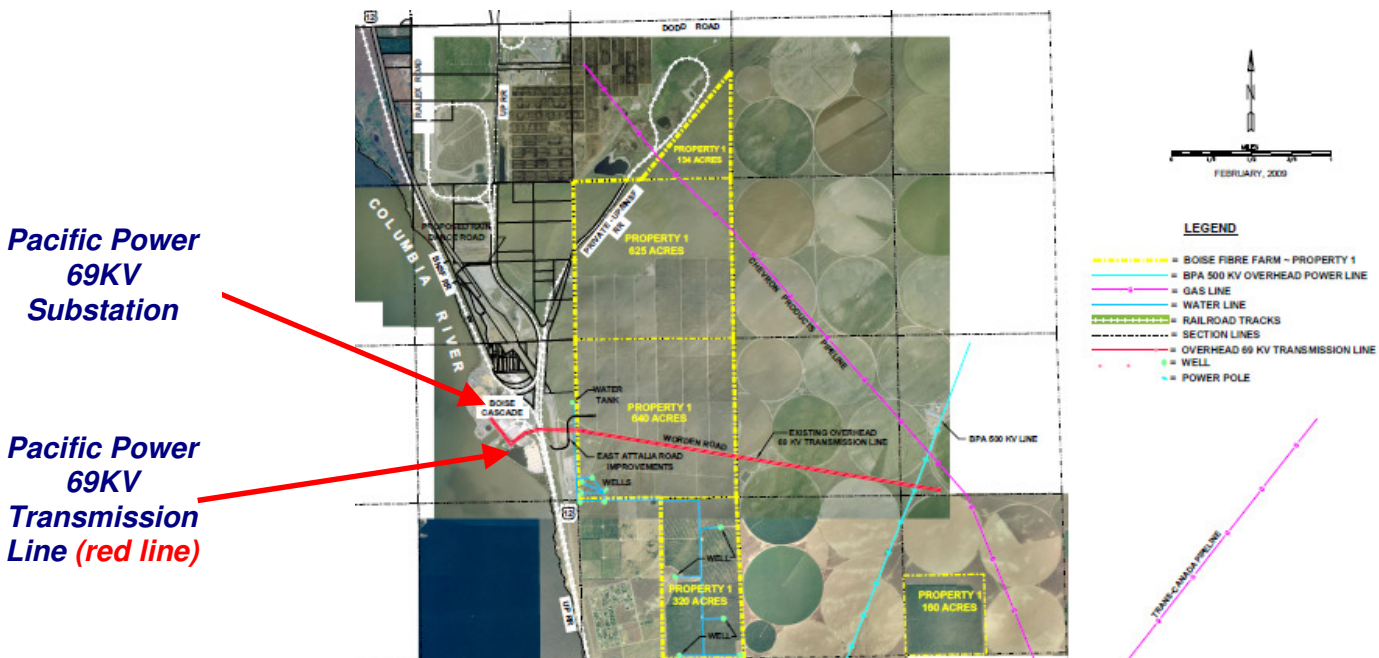


# Wallula Gap Business Park Wallula, Washington

Wallula Gap Business Park located in the western portion of Walla Walla County is a 1,900 acre heavy industrial site ideal for heavy industrial business activity. The site is adjacent to U.S. Highway 12, Union Pacific Railroad mainline, 10 miles from Interstate 395, and 15 miles from the Tri-Cities, WA MSA. The Wallula Gap Business Park has excellent truck and rail access, potable and fire suppression water, electrical, and natural gas services and is ideal for heavy manufacturing or large warehouse distribution. 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. This abovementioned information is all available for review or download on a FTP (File Transfer Protocol) site. <http://goldrush.andersonperry.com/>



**Pacific Power  
69KV  
Substation**

**Pacific Power  
69KV  
Transmission  
Line (red line)**

<b><u>Acreage:</u></b>	<b>1,900 Acres</b>												
<b><u>Zoning:</u></b>	<b>Heavy Industrial</b>												
<b><u>Utilities:</u></b>	<table border="0"> <tr> <td><b>Electrical:</b></td> <td><b>Pacific Power or Columbia REA – On-Site</b></td> </tr> <tr> <td><b>Potable Water:</b></td> <td><b>Port of Walla Walla</b></td> </tr> <tr> <td><b>Fire Water:</b></td> <td><b>Port of Walla Walla</b></td> </tr> <tr> <td><b>Sewer:</b></td> <td><b>Engineered Septic &amp; Land Application</b></td> </tr> <tr> <td><b>Gas:</b></td> <td><b>Cascade Natural Gas or TransCanada</b></td> </tr> <tr> <td><b>Telephone:</b></td> <td><b>Qwest Communications</b></td> </tr> </table>	<b>Electrical:</b>	<b>Pacific Power or Columbia REA – On-Site</b>	<b>Potable Water:</b>	<b>Port of Walla Walla</b>	<b>Fire Water:</b>	<b>Port of Walla Walla</b>	<b>Sewer:</b>	<b>Engineered Septic &amp; Land Application</b>	<b>Gas:</b>	<b>Cascade Natural Gas or TransCanada</b>	<b>Telephone:</b>	<b>Qwest Communications</b>
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**For more information contact Jim Kuntz or Paul Gerola  
at the Port of Walla Walla at 509-525-3100.**