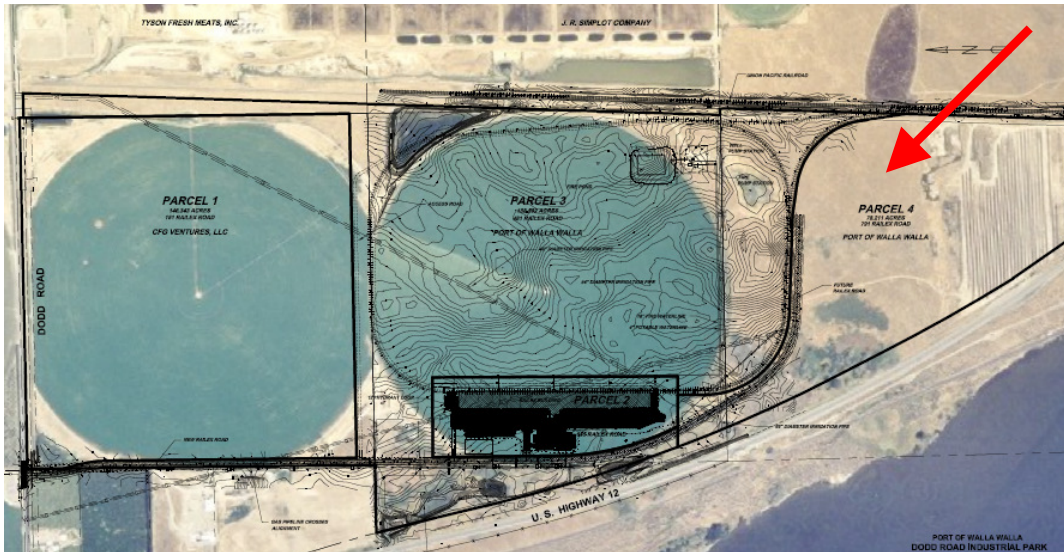


Dodd Road Industrial Park Parcel 4 Walla Walla, Washington

Dodd Road Industrial Park is located in the western portion of Walla Walla County. Parcel 4 in the Dodd Road Industrial Park is 78 acres zoned Heavy Industrial. The site is adjacent to U.S. Highway 12, Union Pacific Railroad mainline, and 10 miles from Interstate 395. Parcel 4 is adjacent to a 3 mile rail loop track (connected via Union Pacific Railroad mainline) owned by the Port of Walla Walla. The Dodd Road Industrial 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.



<u>Acreeage:</u>	78 Acres												
<u>Zoning:</u>	Heavy Industrial – No height restrictions												
<u>Utilities:</u>	<table border="0"> <tr> <td>Electrical:</td> <td>Pacific Power or Columbia REA – On-Site</td> </tr> <tr> <td>Potable Water:</td> <td>Port of Walla Walla – On-Site</td> </tr> <tr> <td>Fire Water:</td> <td>Port of Walla Walla – On-Site</td> </tr> <tr> <td>Sewer:</td> <td>Engineered Septic</td> </tr> <tr> <td>Gas:</td> <td>Cascade Natural Gas – On-Site</td> </tr> <tr> <td>Telephone:</td> <td>Qwest Communications – On-Site</td> </tr> </table>	Electrical:	Pacific Power or Columbia REA – On-Site	Potable Water:	Port of Walla Walla – On-Site	Fire Water:	Port of Walla Walla – On-Site	Sewer:	Engineered Septic	Gas:	Cascade Natural Gas – On-Site	Telephone:	Qwest Communications – On-Site
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**For more information contact Jim Kuntz or Paul Gerola
at the Port of Walla Walla at 509-525-3100.**