

Wallula Gap Business Park Wallula, Washington

Wallula Gap Business Park located in the western portion of Walla Walla County is a ± 1,400 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 and intermodal facility, 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 2019 total population over 290,000. The Port has also secured rail access to a private dual access rail line that is served by both the Union Pacific Railroad and Burlington Northern Santa Fe Railroad (highlighted in yellow on the map below) that runs adjacent to the site. 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.



<u>Acreage:</u>	± 1,400 Acres
<u>Zoning:</u>	Industrial Agriculture Heavy & Mixed
<u>Utilities:</u>	Electrical: Pacific Power or Columbia REA – On-Site Potable, Process & Fire Water: Port of Walla Walla Sewer: Engineered Septic Natural Gas: Cascade Natural Gas 12" high-pressure line – On-Site Telephone: Century Link Communications – On-Site
<u>Transportation:</u>	Highway: U.S Highway 12 – Adjacent Rail: UPRR & BNSF Adjacent to site Airport: Tri-City Regional Airport - 15 miles

For more information, contact Pat Reay or Paul Gerola at the Port of Walla Walla at 509-525-3100 or by email at pr@portwallawalla.com or pg@portwallawalla.com