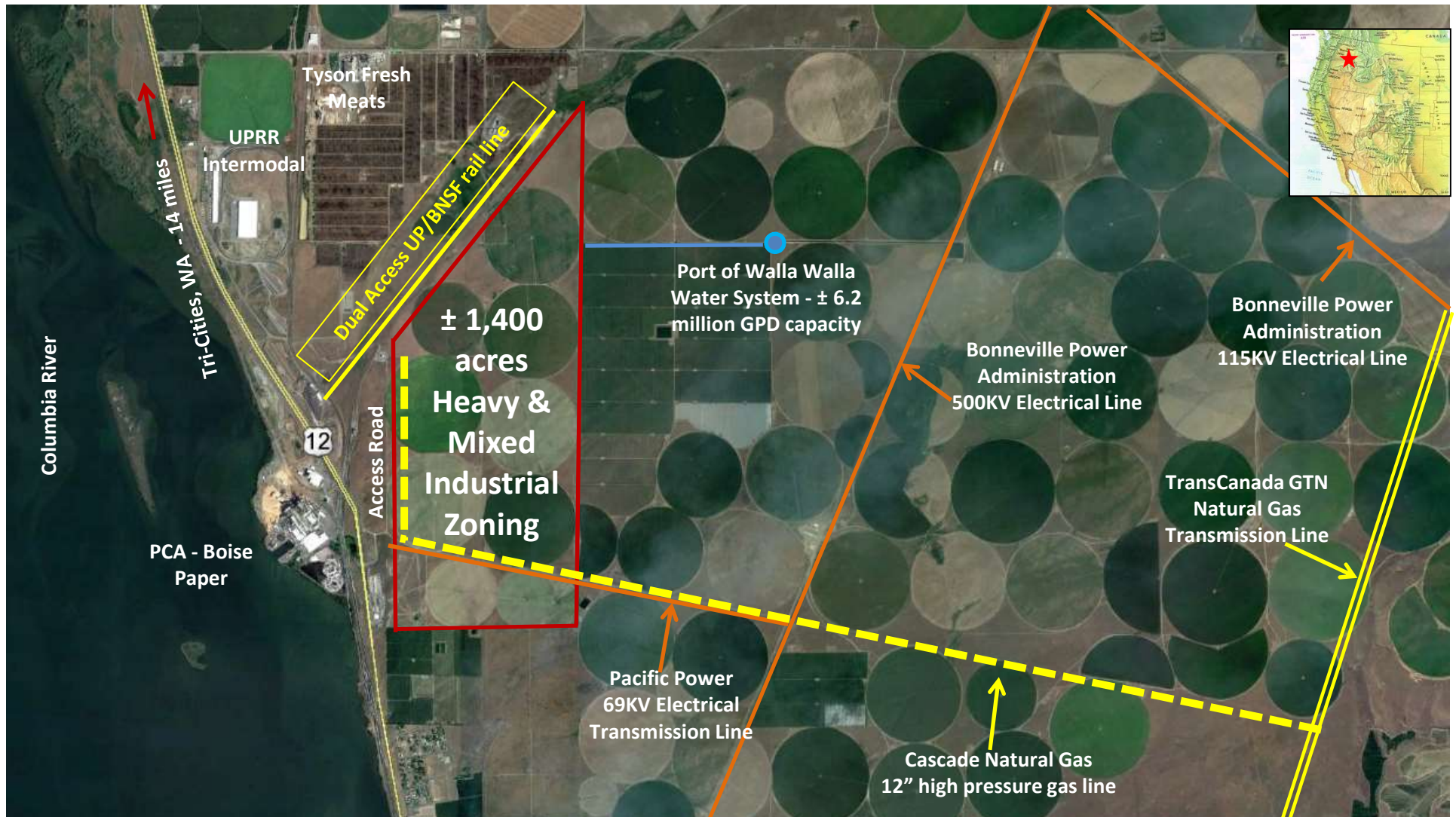


# Port of Walla Walla - Wallula Gap Business Park



- ± 1,400 acre mega site zoned heavy & mixed industrial site adjacent to U.S. Highway 12; adjacent to a dual access rail spur (UPRR & BNSF); 14 miles from the Tri-Cities, WA MSA (290K population); and Interstate 395.
  - 6 million gallon per day municipal potable, process and fire suppression water system. Completion 4Q 2020.
  - Two (2) low cost electrical providers.
  - TransCanada GTN 42" & 36" Natural Gas Transmission Line. Cascade Natural Gas 12" high pressure gas line with excess capacity. Completion 4Q 2020.
  - Formal site due diligence completed including survey maps, utility information, archaeological, geotechnical, biological and environmental reports.
- <http://wgbp.portwallawalla.com>