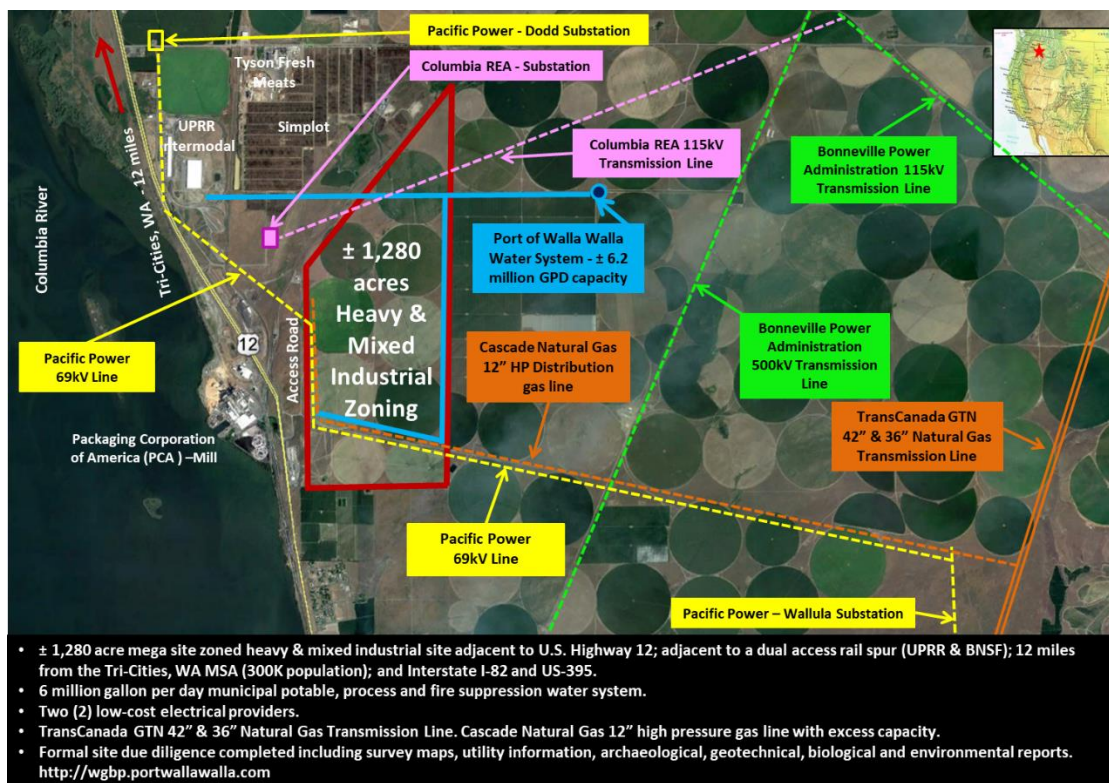


Wallula Gap Business Park Wallula, Washington

Wallula Gap Business Park located in the western portion of Walla Walla County is a $\pm 1,280$ 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, 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 2021 total population over 300,000. The Port has also secured rail access to a private dual access main rail line that is served by both the Union Pacific Railroad and Burlington Northern Santa Fe Railroad. 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. Documents can be reviewed at <http://wgbp.portwallawalla.com>.



Acreage:

$\pm 1,280$ Acres

Zoning:

Industrial Agriculture Heavy & Mixed

Utilities:

Electrical:	Pacific Power or Columbia REA – On-Site
Potable, Process & Fire Water:	Port of Walla Walla
Domestic Wastewater:	Port of Walla Walla
Process Wastewater:	Port of Walla Walla – Treated - Land Application
Natural Gas:	Cascade Natural Gas 12" high-pressure line – On-Site
Telephone:	Century Link Communications – On-Site
Highway:	U.S Highway 12 – Adjacent
Rail:	UPRR & BNSF Adjacent to site
Airport:	Tri-City Regional Airport - 15 miles

Transportation:

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