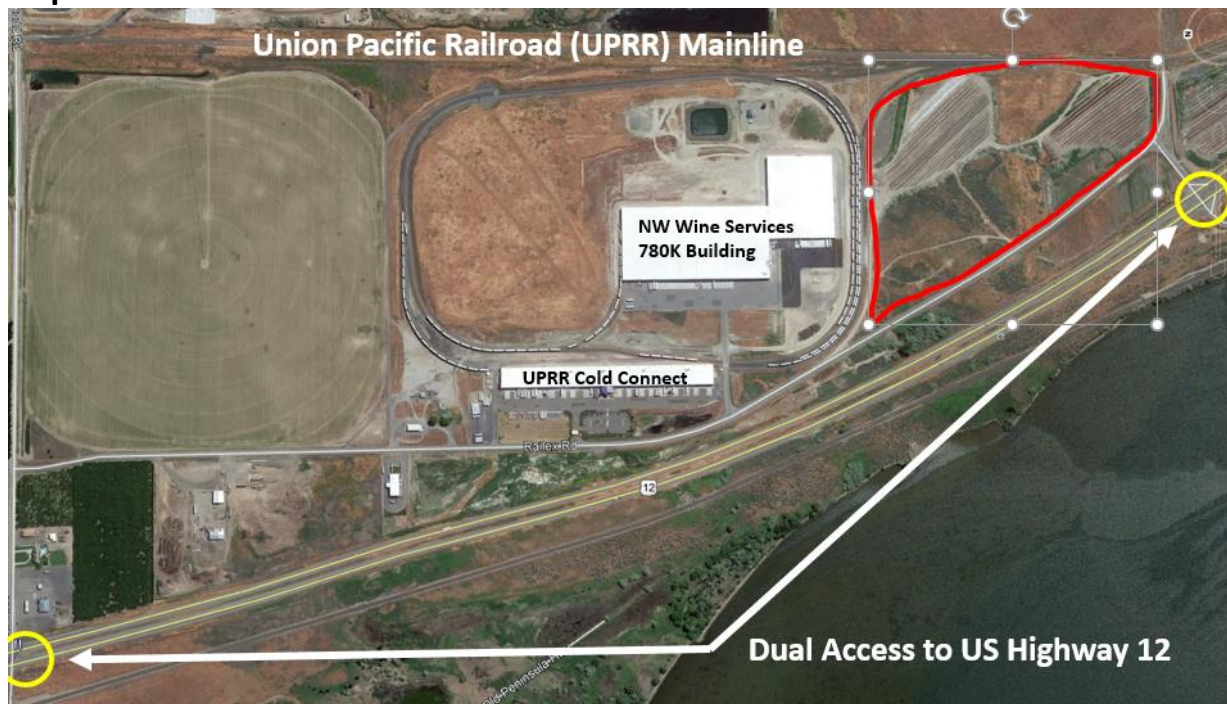


Dodd Road Industrial Park Walla Walla, Washington

Dodd Road Industrial Park is located in the western portion of Walla Walla County. The Dodd Road Industrial Park is 54 acres zoned Heavy Industrial. The site is adjacent to U.S. Highway 12, Union Pacific Railroad, 12 miles from Interstate 395, and 14 miles from the Tri-Cities Metropolitan Service Area (Pasco, Kennewick, and Richland) with a 2021 total population of over 300,000. The site has excellent truck and rail access, potable and fire suppression water, electrical, fiber, and natural gas services and is ideal for manufacturing and large warehouse distribution and the property can be subdivided to meet the business sitting requirements.



| | | |
|-------------------------------|--------------------------------|--|
| <u>Acreage:</u> | ± 54 Acres | |
| <u>Zoning:</u> | Industrial Agriculture Heavy | |
| <u>Utilities:</u> | 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 - On-Site |
| | Telephone: | Century Link Communications – On-Site |
| <u>Transportation:</u> | Highway: | U.S Highway 12 – Adjacent |
| | Rail: | Rail Loop - On-site – Union Pacific Railroad |
| | 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.