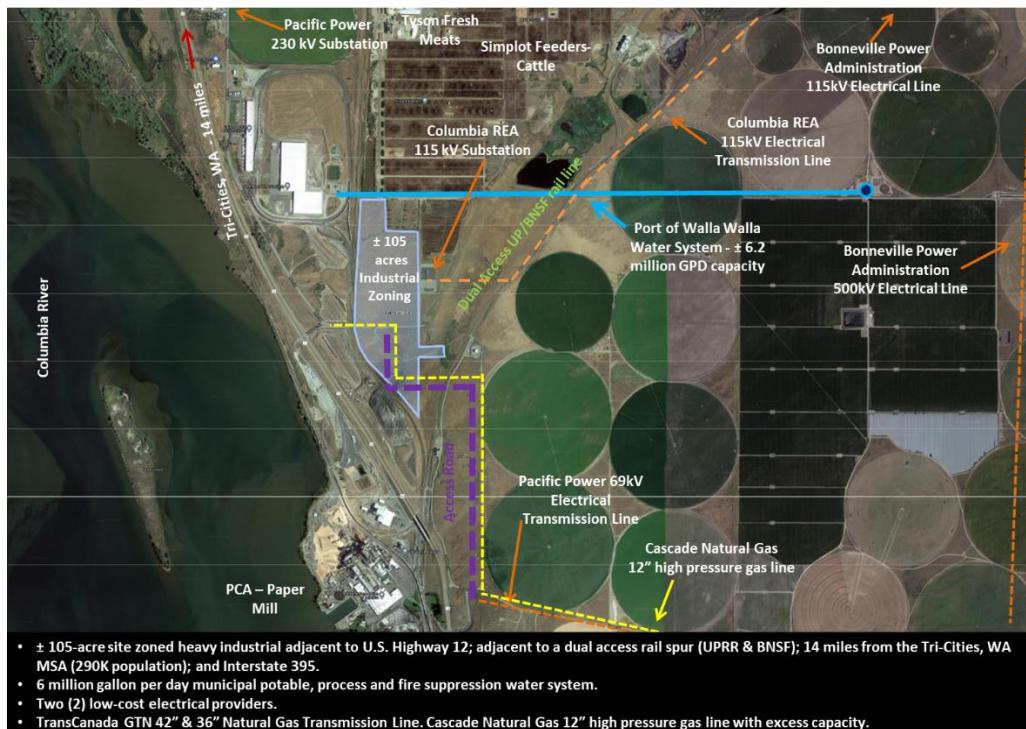


Stearns Kelly Property

Wallula, Washington

Stearns Kelly Site is located in the western portion of Walla Walla County. The Stearns Kelly Site is 105 acres zoned Heavy Industrial. The site is adjacent to U.S. Highway 12, Union Pacific Railroad (UPRR) main rail line, 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 truck and rail access, potable and fire suppression water, electrical, fiber, and 12" high-pressure natural gas services and is ideal for manufacturing and large warehouse distribution and the property can be subdivided to meet the business siting requirements.



Acreage:

± 105 Acres

Zoning:

Industrial Agriculture - Heavy

Utilities:

Electrical:

Pacific Power or Columbia REA - On -Site

Potable, Process & Fire Water:

Port of Walla Walla - On -Site

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

Transportation:

Highway:

U.S Highway 12 – Adjacent

Rail:

Union Pacific Railroad (UPRR) - Adjacent

Airport:

Tri-City Regional Airport - 15 miles north

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.