

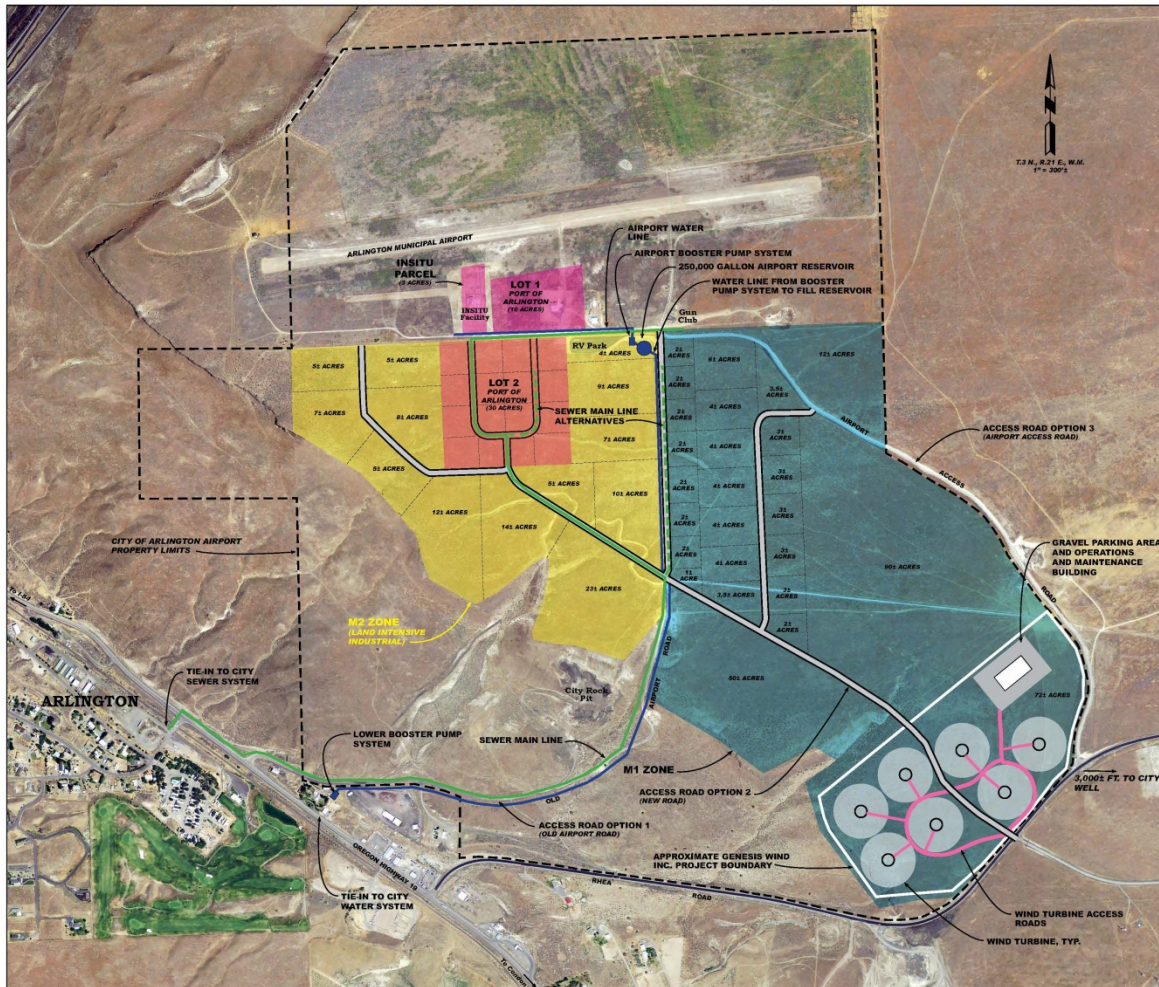


Arlington Mesa Industrial Park

Property for lease

A new industrial park located in the middle of Oregon's data center triangle, Northwest's food manufacturing corridor and the Columbia River power and fiber grid. Facilities can be serviced with 250 MW of redundant power directly sourced from 5 generation facilities plus 8 large wind farms. Large site(s) up to 230 acres are available at very competitive rates.

Arlington Mesa Airport and Industrial Park For Lease/ Build to Suit



NOTES:
1. LOT LAYOUT ACRES ARE APPROXIMATE.
2. WATER, SEWER, ACCESS ROADS, AND THE GENESIS WIND SITE LAYOUT ARE CONCEPTUAL.

ARLINGTON MESA INDUSTRIAL PARK
JANUARY 2012



Airport Development sites, up to 8 acres remaining

Industrial Development Sites, up to 364 acres remaining

Arlington, Oregon

March 2014

Property Highlights

- Rare offering of large industrial development sites on entry way to the Columbia River Gorge.
- Unique City of Arlington zoning designation allows for a wide range of uses including data centers, distribution facilities, container, equipment storage, and many others.
- Available for build to suit, or lease for development
- Zoned M1 and M2
- Rail Service nearby, Union Pacific
- Located in enterprise zone
- Easy access to I-84 corridor, Columbia River corridor
- Gilliam County eligible incentives



Executive Summary

The Port of Arlington Economic Development Department offers the property at Arlington Mesa Industrial Park for lease. Parcels of up to 364 acres are available at very competitive rates.

The property is located in close proximity to interstate 84, Class I rail, major electrical power transmission lines, the Columbia River barge system, and two fiber optic service providers.

This offering represents a unique opportunity to acquire large development site(s) that can accommodate a variety of projects including data centers, large square footage distribution centers, manufacturing facilities and other large developments.



Access

Arlington Mesa's central location offers close proximity to Portland, Seattle, Boise, Salt Lake City, and Tri-Cities.



- Portland 136 miles
- Seattle 257 miles
- Salt Lake City 630 miles
- Boise 294 miles
- Tri-Cities 77 miles
- San Francisco 661 miles
- Bend 170 miles
- Spokane 217 miles

Intermodal

Class I Railroad Intermodal

<u>Intermodal Name</u>	<u>Intermodal Address</u>	<u>Distance</u>	<u>Approximate Travel Time</u>
Shutler Station	14000 Shutler Drive	7.8 miles	14 minutes
Arlington Spur	Hwy 19	3.2 miles	8 minutes

Columbia River Barge

Port of Arlington	100 Island Park Way	4.2 miles	10 minutes
-------------------	---------------------	-----------	------------



Area amenities

Area firms

Arlington Ace Hardware	AES Wind
Arlington Gun Club	Boeing/ Insitu
Arlington Health Clinic	Cargill, Inc
Arlington Marina	Chemical Waste
Arlington Post Office 97812	DCR Trucking
Arlington Public Library	Devon Oil
Arlington Rodeo Park	General Electric/ Caithness
Bank of Eastern Oregon	Genesis Wind
China Creek Golf Course	Horizon Wind Energy
Devon Oil – CITGO (Truck fuel Service only)	Iberdrola Renewables
Earl Snell Memorial Park	Integrated Bakery Products
Gilliam County Grain Quality Laboratory	Mid-Columbia Producers
Happy Canyon Pizza Parlor	Morgan
Industrial Tire Service	Ness & Campbell Crane
Mid-Columbia Hair Design	Pendleton Grain Growers
Pheasant Grill	Proctor Environmental Services
PMK Services	Proctor's Transport, Inc
River View Deli	S4 Energy Solutions
Salon Breeze	Smooth Water Construction
Shell Gas Station	Suzlon
Thrifty Food Center	Tri- County Propane
Village Inn Motel	Walsh Trucking
Village Restaurant	Waste Management
	W-I Construction

Market Overview

Arlington Mesa is located adjacent to the Arlington Municipal Airport. No direct residential neighbors border the industrial park. The Park is a mixture of M-1 and M-2 zoned industrial property.

Among the amenities the subject site offers close proximity to an active Union Pacific Railroad spur that services Shutler Station, an industrial park and massive lay down yard for wind components, 8 miles from the property. A shorter sub spur, three cars in length, is available 3.2 miles from the property.

Wind energy generation came to Gilliam County in 2001 with the Condon Wind Farm, and has since expanded to more than 1,257 MW generation capacity from 683 turbines. The world's largest wind farm, Shepard's Flat has started operations, adding substantial power generation to the grid. More than 3,000 MW of wind energy generation is currently planned or proposed for construction. Other innovative renewable, industrial sized, energy firms have located in the county including S4 and Waste Management.

Interstate 84 access points are only 3.3 miles from the property and offer quick travel to Tri-Cities - 1.1 hours, Portland - 2.0 hours, Seattle - 3.5 hours, and Boise – 4.5 hours. Interior truck routes keep major California markets within a day's drive. Uncongested travel makes trips throughout the vicinity very efficient.

Incentives programs

- No Sales Tax
- Business Energy Tax Credit Program
- Strategic Investment Program
- Enterprise Zone
- Loan fund and angel investment
- Workforce training funds
- Tax credit for Renewable Energy Manufacturing Facilities
- Local Site and Engineering assistance
- Homestead Housing Rebate

Recent Projects:

DCR Trucking

Boeing / Insitu



Three Phase power line upgrade

Water reservoir 250,000 gallons and pump station



Utilities

This is a new industrial park. Water and sewer service has been recently extended to the property from the City of Arlington. Power is provided by Pacific Power. Power Study has been completed for 250MW redundant service from Slatt Substation. Slatt substation receives power from 5 separate top tier power generation facilities including John Day and McNary Dams, Coyote Springs gas plant, Boardman coal plant. In addition several wind farms including Sheppard's Flat wind farm the world's largest provide power direct capacity to the site. Fiber Optic conduit is already installed throughout Arlington Mesa Industrial Park.

Water

Arlington is served by three wells, with a combined rating of 1,050 gallons per minute. Additionally, Arlington has direct water rights of 3,800 gallons per minute from the Columbia River. The city has a combined storage capacity of 1.55 million gallons with 250,000 gallons stored at the site. Arlington Mesa industrial park water system has current rated capacity of 600 gallons per minute.

Sewer

Municipal sewer system has a rated maximum daily flow rate of 145,000 gallons per day. Current average daily usage is 40,000 gallons. Irrigation acreage for industrial treated water is available adjacent to property.

Power

A power study has been completed by Pacific Power and Bonneville Power Administration (BPA) for redundant electric service. BPA concluded that there is more than sufficient power capacity to service the park with 250 megawatts of redundant power from Slatt substation. Present power availability is 2 megawatts (MW).

Fiber Optic

Fiber Optic Conduit is placed throughout the industrial park.

Service Providers	Backhauls by Wind Wave for:
Wind Wave	Century link
NoaNet	Frontier Communications
LS Networks	Integra
Level3	Charter Communications
Zayo Communications	
Quantum Communications	
Syringa Networks	

Port Manager/ Economic Development Officer

Peter Mitchell
Port of Arlington
100 Island Park Way
Arlington, Oregon 97812

+1 541-454-2868

Peter.Mitchell@PortofArlington.com