



# Arlington Mesa Industrial Park

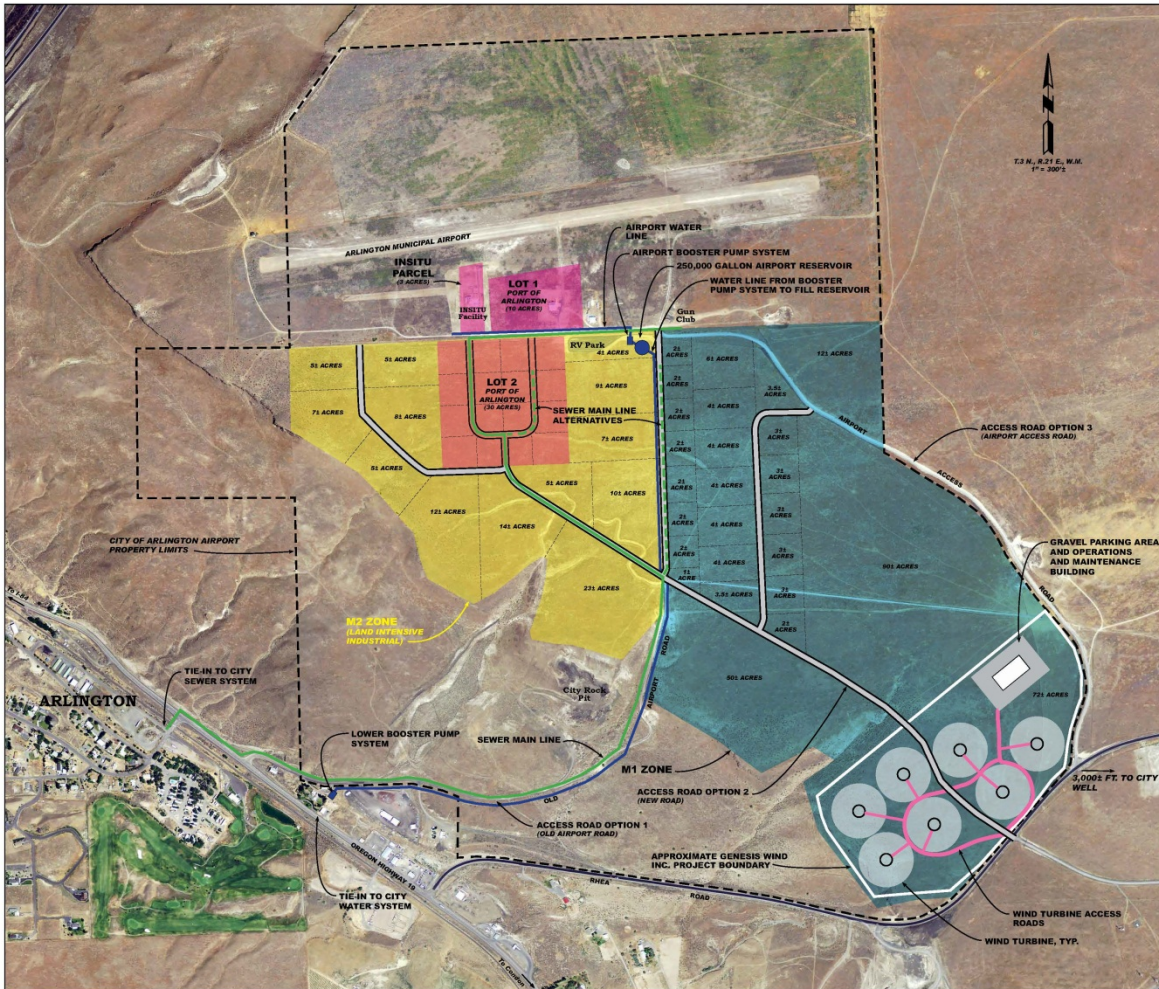
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*Property for lease or sale*

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 364 acres are available at very competitive rates for lease or \$20,000 per acre.

# Arlington Mesa Airport and Industrial Park

## For Sale or 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  
 January 2018

## 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, heavy industry and others.
- Available for build to suit, lease for development, or sale (\$20k/ ac)
- 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 numerous fiber optic service providers including Wind Wave, Century Link, LS Networks, ATVC, Zayo and others.

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
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## 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
River View Deli	Proctor's Transport, Inc
Salon Breeze	S4 Energy Solutions
Shell Gas Station	Smooth Water Construction
Thrifty Food Center	Suzlon
Village Inn Motel	Tri- County Propane
Village Restaurant	Walsh Trucking
ATVC	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 Avangrid, GE, 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
- Strategic Investment Program (SIP)
- 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



- Boeing / Insitu
- DCR Trucking
- Three Phase power line upgrade
- Water reservoir 250,000 gallons and pump station

**Current Project:** Flex space Building, 6,000 sf. W/ 3 bays

Space available for lease, please call us.

## 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 (over 3,000 MW). In addition, several wind farms including Sheppard's Flat wind farm, the world's largest, provide power direct capacity to the substation. Fiber Optic internet is already installed throughout Arlington Mesa Industrial Park with additional conduit in place for increased capacity needs.

## 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 a current rated capacity of 670 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

The Port of Arlington commissioned a power study for 250 MW redundant electric services which has been completed by **Pacific Power** and Bonneville Power Administration (BPA). 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).

**Pacific Power** is the power provider serving the Arlington Mesa IP. Pacific Power's rates are adjusted based on several demand variables. For customers over 1 megawatt taking either transmission or primary service under OR rate schedule 48 a range for full loaded average kWh price would be between \$0.06 and \$0.07. Full loaded cost includes basic charge, demand charge, energy charge, reactive power charge and any adjustments.

[Oregon Regulatory Information](#)

[Oregon Price Summary](#)

For specific power load charges on your project please contact:

Lori Wyman  
 Regional Business Manager | Pacific Power  
 Office: 541-278-6650 Cell: 541-371-0249  
[Lori.Wyman@pacificorp.com](mailto:Lori.Wyman@pacificorp.com)

## Fiber Optic

Fiber Optic Cabling is presently available and on site. Additional conduit has been placed throughout the industrial park for additional capacity.

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

## Other site Assessments

**Floodplain** – entire site is located well above the Columbia River. The entire site is not located in a floodplain area.

**Phase I Environmental Site Assessment** – An ESA report was prepared following Site Assessment Process E 1527-05. The results of the Phase I ESA showed that there were no Recognized Environmental Conditions at the subject site, and no further investigation or analysis was recommended.

**Threatened and Endangered Species and Wetlands** – Utilizing the Oregon Biodiversity Information Center database to obtain a known threatened and endangered species in the project vicinity, Anderson Perry & Associates determined that development projects on the subject site will not affect any federally endangered, threatened, or candidate species. There are no wetlands present on the subject site.

**Ambient Air Quality** – Oregon Department of Environmental Quality confirms that the subject site is not in an air quality limited area.

**Stormwater** – Due to low annual precipitation in the Arlington area (9 inches per year), coupled with sufficient available land area, handling stormwater from site development will be easily accommodated by standard bioswales.

**Archaeological Information** – State Historic Preservation Office (SHPO) in a letter reports that there are no known cultural surveys or sites on the subject site, but there are known sites in the project area. SHPO recommends that a survey of the area be completed prior to development.

**Conclusion** – The research completed by Anderson Perry & Associates for the site certification of the City and Port of Arlington's industrial lands south of the City of Arlington Municipal Airport concludes there are no currently known environmental or other site clearance concerns that would hinder immediate development of the property.

**Port Manager/ Economic Development Officer**

Peter Mitchell

Port of Arlington

100 Port Island Road

PO Box 279

Arlington, Oregon 97812

+1 541-454-2868

[Peter.Mitchell@PortofArlington.com](mailto:Peter.Mitchell@PortofArlington.com)