

Shutler Station Industrial Park

For Lease/ Build to Suit



Industrial Development Sites, up to ~~90~~ 65 acres remaining
200 acres undeveloped private Industrial land also available

Arlington, Oregon

August 2018

Property Highlights

- Rare offering of large industrial development sites on the entry way to the Columbia River Gorge.
- Power, Water and Sewer, and Fiber internet available on site
- Unique Gilliam County zoning designation allows for a wide range of uses including, manufacturing, distribution facilities, container and equipment storage.
- Available for build to suit, or lease for development
- Zoned Intermodal Industrial
- Rail Service on site. Two (2) rail spurs off short line each approximately 4,400' long. Additional track/ storage space feasible.
- Located in the Gilliam County enterprise zone
- I-84 and Columbia River corridor access
- Gilliam County eligible incentives
- 200 acre private party undeveloped Industrial acreage also available.
- Low rain fall area – Averages 8 inches annually



Executive Summary

The Port of Arlington Economic Development Department in collaboration with Gilliam County offers the property at Shutler Station Industrial Park for lease, with parcels up to 32 acres available. This intermodal industrial property is build ready. An additional 215 acres of private Industrial land is also available.

Property is located in close proximity to interstate, rail, major electrical power transmission lines, Columbia River, and fiber optic service.

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

This site allows unit trains to maneuver on-site and enables the offloading, storage and staging of products including wind turbine components. Low rainfall (averaging 8 inches per year) reduces the need for covered work space, staging or storage areas.

Access

Shutler Station Industrial Park's central location offers close proximity to Portland, Seattle, Boise, Salt Lake City, Kennewick, Pasco, and Richland.



- 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	0.0 miles	0 minutes
Arlington Spur	Hwy 19	7.0 miles	8 minutes

Columbia River Barge Facilities

Port of Arlington	100 Island Park Way	7.0 miles	9 minutes
Port of Morrow	Boardman	27.4 miles	32 minutes



Arlington – Shutler Station short line spur

Area amenities

Area firms

<p>Arlington Hardware</p> <p>Arlington Gun Club</p> <p>Arlington Health Clinic</p> <p>Arlington Post Office 97812</p> <p>Arlington Public Library</p> <p>Arlington Rodeo Grounds</p> <p>Bank of Eastern Oregon</p> <p>China Creek Golf Course</p> <p>Earl Snell Memorial Park</p> <p>Gilliam County Grain Quality Laboratory</p> <p>Happy Canyon Pizza Parlor</p> <p>Industrial Tire Service</p> <p>Mid - Columbia Hair Design</p> <p>Pat’s Pheasant Grill</p> <p>PMK Services</p> <p>Port of Arlington Marina & RV Park</p> <p>Pat’s River View Deli</p> <p>Shell Gas Station</p> <p>Thrifty Food Center</p> <p>Village Inn Motel</p>	<p>AES Wind</p> <p>Boeing/ Insitu</p> <p>Cargill, Inc.</p> <p>Chemical Waste</p> <p>Devin Oil – CITGO</p> <p>General Electric</p> <p>Caithness Energy</p> <p>Genesis Wind</p> <p>Hattenhauer Distributing Co.</p> <p>Horizon Wind Energy</p> <p>AvanGrid Renewables</p> <p>Integrated Bakery Resources</p> <p>Mid - Columbia Producers Co-op</p> <p>Omega Morgan Industries</p> <p>Ness & Campbell Crane</p> <p>Oregon Waste Systems, Inc.</p> <p>Pendleton Grain Growers</p> <p>Port of Arlington</p> <p>Proctor Environmental Services</p> <p>Proctor’s Transport, Inc.</p> <p>S4 Columbia Ridge Recovery, LLC</p> <p>Suzlon</p> <p>Tri- County Propane</p> <p>Walsh Trucking Co, LTD</p> <p>Waste Management of Oregon</p> <p>W-I Construction</p>
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Market Overview

Shutler Station is located 7 miles south of Arlington on highway 19. The Park is zoned intermodal industrial property.

Among the infrastructure, the subject site is an active Union Pacific Railroad spur that services Shutler Station, the Columbia Ridge landfill, and a substantial lay down yard large enough for wind components or other heavy industrial usage. The rail spur operations are served by short line rail operator Watco companies.

Wind energy generation came to Gilliam County in 2001 with the Condon Wind Farm, and has since expanded to more than 1800 MW generation capacity. The world's largest wind farm, Shepherd's Flat is located nearby in the northeast area of the county. More than 3,000 MW of wind and solar energy generation are currently planned or proposed for construction. Other innovative renewable industrial sized energy firms have also located in the county including S4 Energy and Waste Management of Oregon.

Interstate 84 access points are only 7.0 miles from the property and offer quick travel to Tri-Cities - 1.1 hours, Portland - 2.0 hours, Seattle - 3.5 hours, and Boise – 3.5 hours. Interior truck routes keep major California markets within a day's drive. Uncongested travel makes trips throughout the vicinity very efficient.

Linus Pauling State Airport, a paved 3,000' runway, located in Condon, Oregon is 30 minutes from the site. Arlington Municipal Airport has a 5,000' gravel runway and is currently seeking funding for paving.

Incentives programs

- 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

Recent Projects:

Boeing / Insitu

DCR Trucking

Integrated Bakery Resources/ Cargill

Omega Morgan Industries

Gilliam County Grain Quality Laboratory

W-I Construction

Robinson Construction

ATV Cooperative

Utilities

Water and septic is provided on site. Power is provided by Columbia Basin Electric Cooperative, fiber optic capacity is provided by Century Link, Wind Wave, and Zayo.

Water

Shutler Station is served by two wells, each rated at over 90 gallons per minute with 390,000 gallons of water storage at the park.

Septic

Septic water is treated via an expandable drain field with rated capacity of 35,000 gallons per day. Irrigation acreage for industrial treated water is available adjacent to property.

Power

Columbia Basin Electric Cooperative supplies power to the park. Present power availability is 5 megawatts with room for substantial additional expansion with demand. CBEC could serve a new load of up to about 110 megawatts with relatively minor improvements at the Shutler Station area.

Fiber Optic

Fiber optic cable is available at site. Service can be provided to your site by Wind Wave Communication Century Link, Wind Wave, and/ or Zayo.

Port Manager/ Economic Development Officer

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