

# Columbia Plateau Industrial Park

For Lease/ Build to Suit



Industrial Development Sites and building shells, up to 52 acres remaining

Richmond Road

Condon, Oregon

October 2013

## Property Highlights

- Unique offering of a former Air Force Station and industrial development sites on a scenic plateau overlooking Mt Hood, Mt Adams, and St. Helen.
- Three Phase power, Water and Sewer available on site.
- Paved road and parking surfaces throughout property.
- Unique Gilliam County zoning designation allows for a wide range of uses including, manufacturing, distribution facilities, storage, and many other uses.
- Available for build to suit, or lease for development
- Zoned General Industrial
- Abandoned air strip approximately 1,400' on site
- Located in the Gilliam County Enterprise Zone
- I-84 and RT 206 corridor access
- Gilliam County eligible incentives
- Low rain fall area – Averages 8 inches annually



## Executive Summary

The Port of Arlington Environmental Sentry Corporation offers the Columbia Plateau Industrial Park's for lease, with parcels up to 52 acres available. This industrial property is build ready with new or by updating existing shell buildings.

Property is located in close proximity major electrical power transmission lines, continental gas lines, and fiber optic service.

The offering represents a unique opportunity to acquire a development site(s) that can accommodate a variety of projects including manufacturing, storage, and short runway air facilities.

Low rainfall (averaging 8 inches per year) reduces the need for covered work space, staging or storage areas.

## Access

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



- Portland 151 miles
- Seattle 271 miles
- Salt Lake City 674 miles
- Boise 337 miles
- Tri-Cities 121 miles
- San Francisco 625 miles
- Bend 134 miles
- Spokane 259 miles

## Intermodal

### Railroad Intermodal

Intermodal Name	Intermodal Address	Distance	Approximate Travel Time
Shutler Station	14000 Shutler Drive	35 miles	48 minutes
Arlington Spur	Hwy 19	44 miles	57 minutes

### Condon State Airport (Linus Pauling Field)

Condon	1 miles NE of CONDON, OR	6 miles	8 minutes
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### Class I Columbia River Barge Facilities

Port of Arlington	100 Island Park Way	44 miles	58 minutes
Port of Morrow	Boardman	73 miles	85 minutes



Arlington –short line spur

## Area amenities

## Area firms

B & C Grocery	AES Wind
Bank of Eastern Oregon	Armstrong Surveying
Condon Fairgrounds	Boeing/ Insitu
Condon Golf Course	Cargill, Inc.
Condon Motel	Chemical Waste
Condon Post Office 97823	Columbia Basin Electric Coop
Condon Public Library	H&H Automotive LLC
Condon Swimming Pool	Haven House Retirement Center
Cottonwood Canyon State Park	Horizon Wind Energy
Country Flowers	Iberdrola Renewables
Devin Oil – CITGO (Truck fuel Service only)	Inland Chemical Services
Fatland's Tire Factory	Integrated Bakery Resources
Gilliam County Grain Quality Laboratory	Jamieson & Marshall
Gilliam County Historical Museum	Mid - Columbia Producers
Gubby's Drive-In	Morgan Industries
Liberty Theater	Ness & Campbell Crane
M&A Auto Parts and Hardware	Oregon Waste Systems, Inc.
Mayville Flat Shooting Preserve	Port of Arlington
Murry's Condon Pharmacy	S4 Columbia Ridge Recovery, LLC
Sandi's Soups & Catering	Smooth Water Construction
South Gilliam County Health Clinic	Suzlon
The Historic Hotel Condon	Times Journal
The Round-up Grill	Tri- County Propane
Two Boys Meat & Grocery	Walsh Trucking Co, LTD
	Waste Management of Oregon
	Wheatland Insurance
	W-I Construction

## Market Overview

Columbia Plateau Industrial Park is located 6 miles west of Condon, Oregon on Richmond Road with easy access to highway 206. The Park is zoned general industrial.

Among the amenities, the subject site is 35 miles from an active Union Pacific Railroad spur that services Shutler Station, the Columbia Ridge landfill, and a massive lay down yard large enough for wind components or other heavy industrial usage. The rail spur operations are served by 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 nearing completion of its first phase of construction. More than 3,000 MW of wind 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 47 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 in Condon, Oregon is 10 minutes from the site. The lighted 3,500' concrete runway is maintained by the Oregon in good condition.

## Incentives programs

- 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

## Recent Projects:

- Abatement of outside environmental hazards
- Abatement of building #4 of environmental hazards
- Phase I study complete
- Phase II complete
- Building assessment complete
- Water and Sewer assessment complete



## Utilities

Water and septic is provided on site. Power is provided by Columbia Basin Electric Cooperative, fiber optic lines provided by Quest.

### Water

Columbia Plateau is served by one well, rated at over 105 gallons per minute with 75,000 gallons of water storage at the park. A 6" mainline provides water at 40-50 psi. Fire pump is rated at 700 gpm.

### Septic

Waste water is treated via a 33,500 gallon septic tank and a two-cell storage lagoon with rated capacity of 7,800 gallons per day. Irrigation acreage for industrially treated water is available on site.

### Power

Columbia Basin Electric Cooperative supplies power to the park. Present power availability is 1 megawatt @ 12.47 kVa with regulator upgrades 5 MW can be available. Additional expansion to 8 MW feasible from Sinton switch yard.

### Fiber Optic

Fiber optic cable is available across the street from site. Service can be provided to site by Quest Communication if needed.

### Phone

TDS provides phone, internet and cable services to site. Internet connectivity includes both DSL and T1 services.

### Natural Gas

Trans Canada's natural gas pipe lines are located approximately 4,200 feet from the site.

**Port Manager/ Economic Development Officer**

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