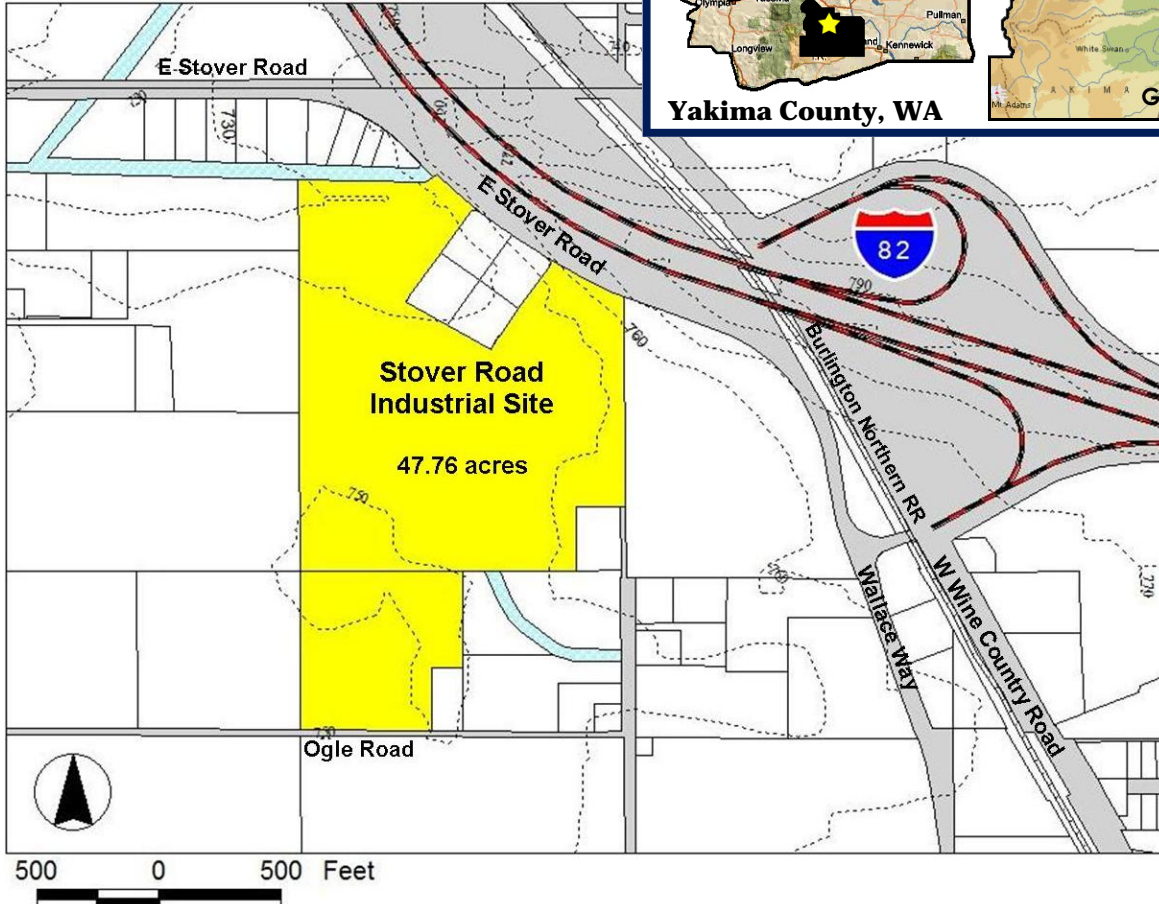


# Stover Road Industrial Park

## Grandview, Washington



### STOVER ROAD, GRANDVIEW, WA

#### FAST FACTS

**Land area:** 47.76 acres  
**Building:** No  
**Price:** \$65,000 per acre/negotiable  
**Zoning:** Light Industrial  
**Transportation:**  
 Nearby to rail  
 1 Minute to Interstate 82  
 45 Minutes to Yakima Air Terminal  
 3 Hours to Seattle  
**Water:** 12" Line on site at Stover Rd  
**Sewer:** 12" Line on site at Stover Rd  
**Natural Gas:** 1,000 feet off site  
**Telecommunications:**  
 Fiber optics from CenturyLink Communications  
**Electricity:** 3-phase, 12,470 volts at site on Stover Rd  
**Estimated Labor Force (25 miles):** 38,929



#### CONTACT INFO

**Jim Sewell, Port Commissioner**  
 Port of Grandview  
 509.832.1500 | sewell@charter.net

Information updated on January, 2012 and provided to you by:

**New Vision, the Yakima County Development Association**

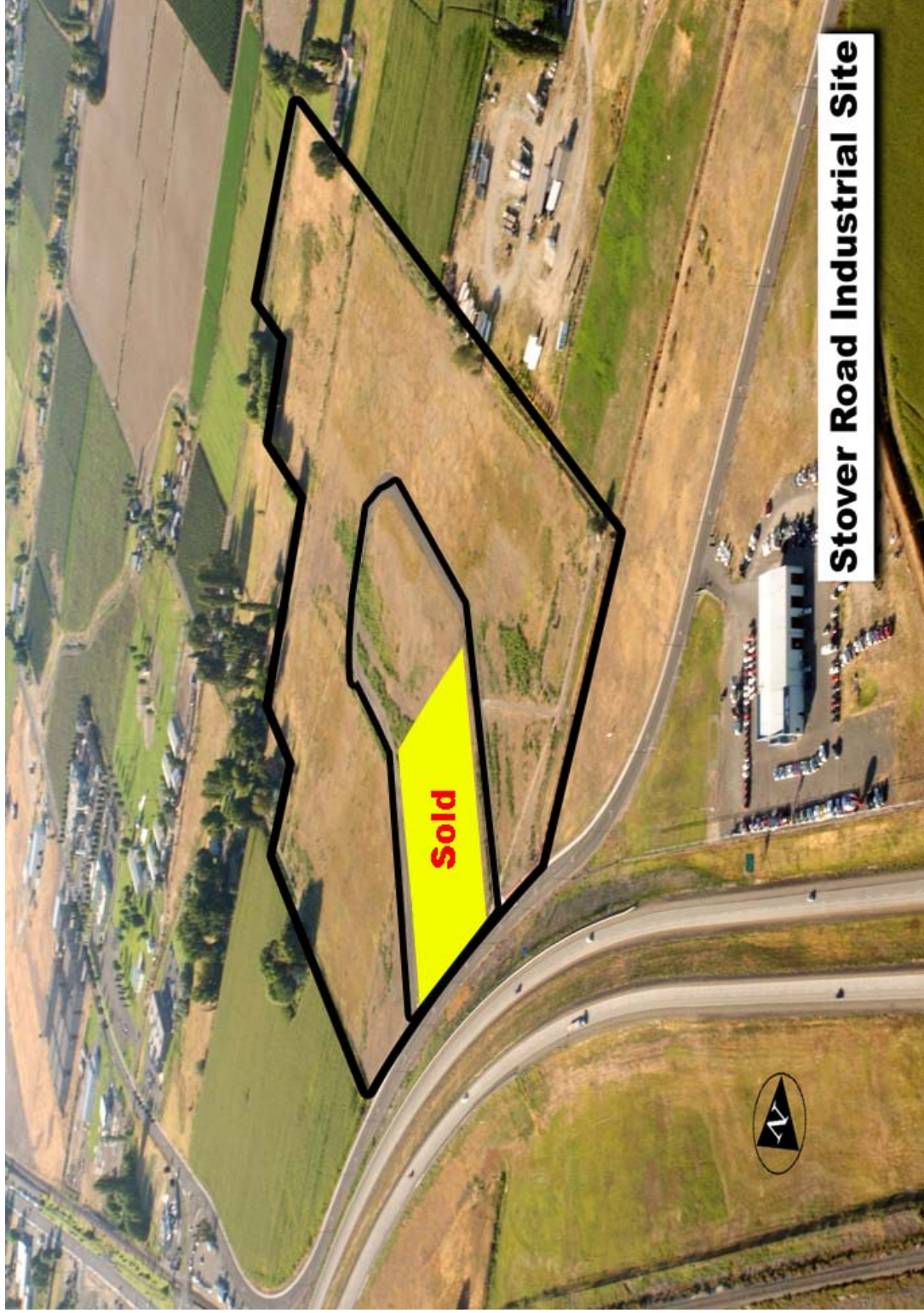
10 N. 9th St. | PO Box 1387 | Yakima, WA 98907-1387 | 509.575.1140 | info@ycda.com | [www.ycda.com](http://www.ycda.com)

Information was obtained from sources deemed to be reliable. YCDA does not, however, guarantee the accuracy of this data



# Aerial

Stover Road Industrial Site  
Grandview, Washington



Information updated January, 2012 and provided to you by:  
New Vision, the Yakima County Development Association

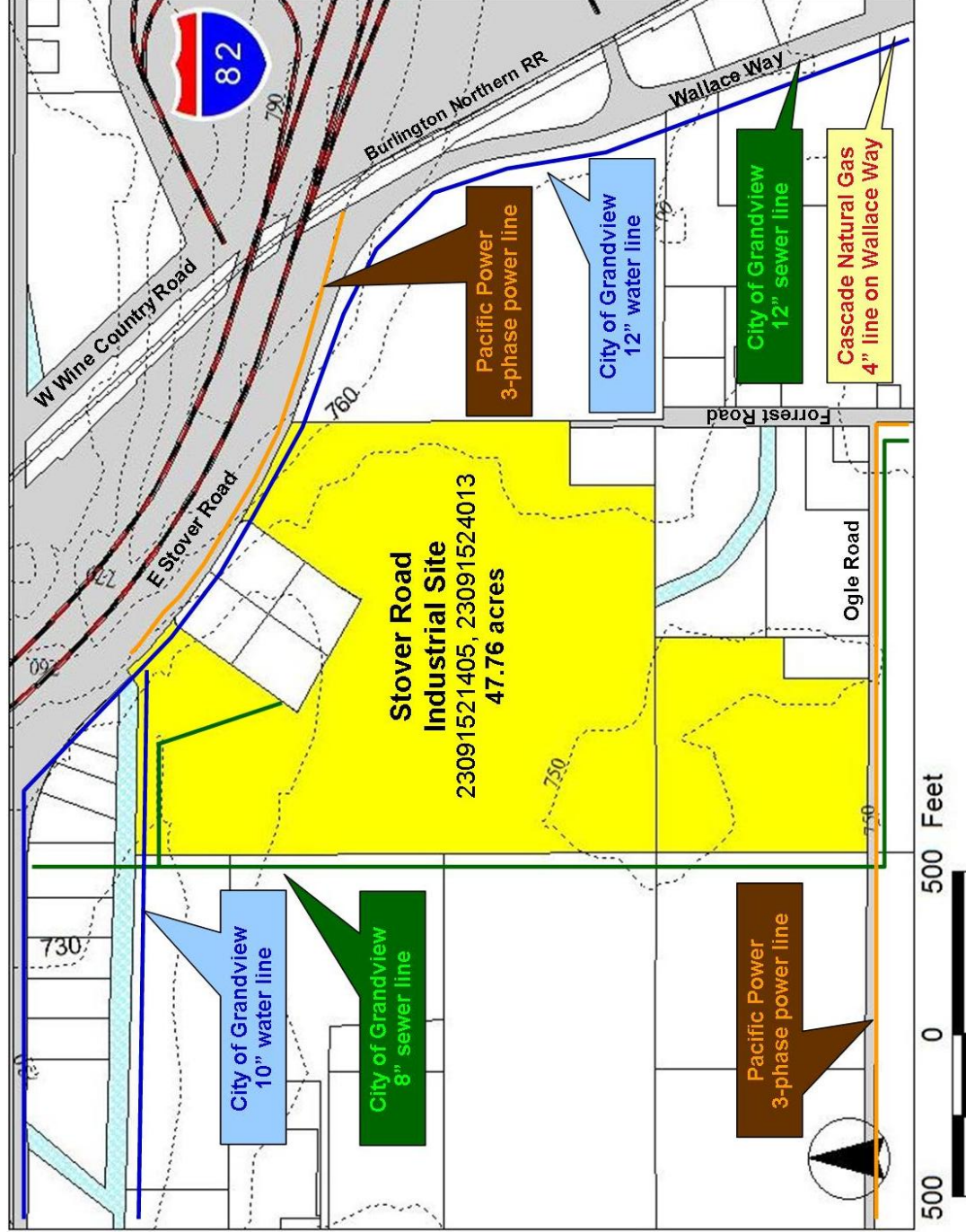
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# Stover Road Industrial Site Grandview, Washington

# Utility Detail

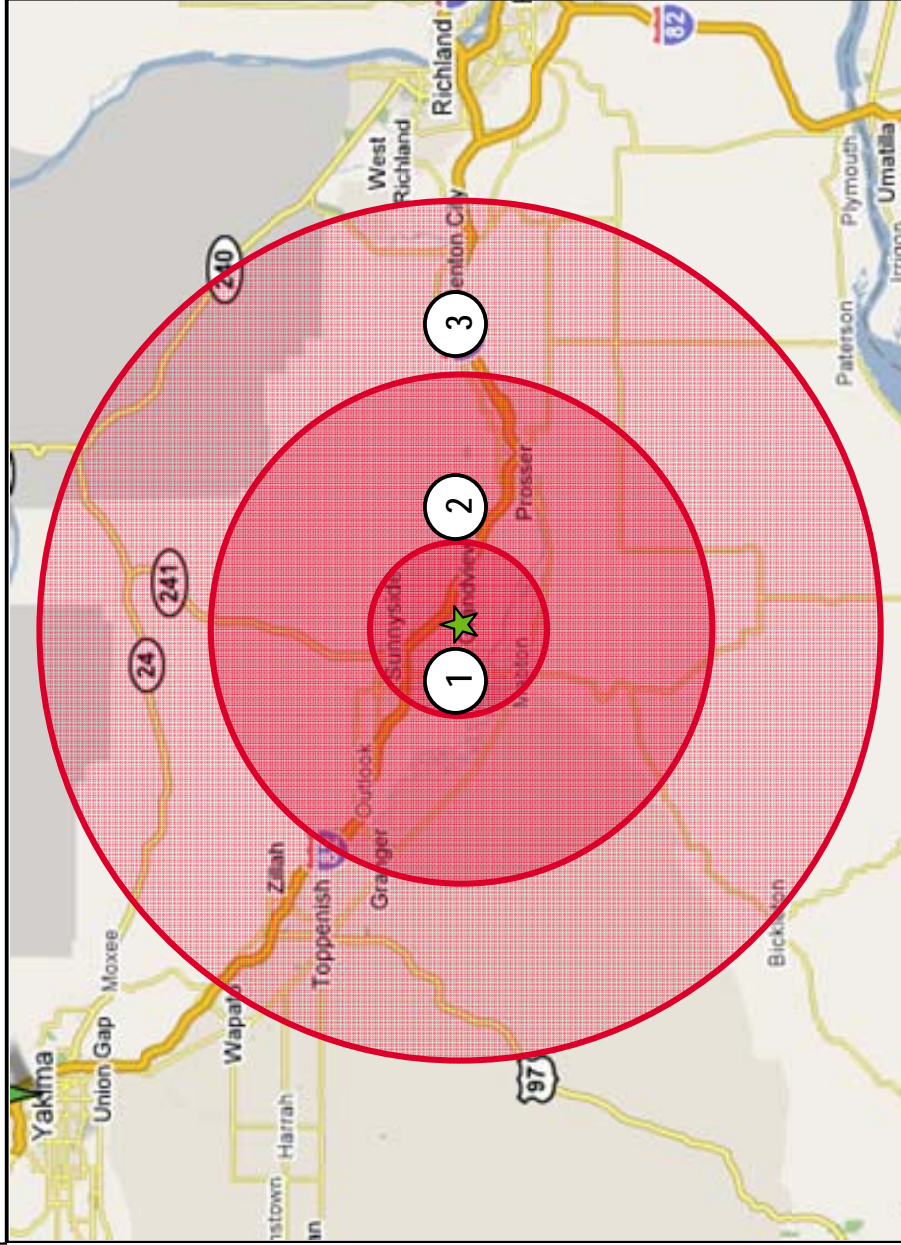


Information updated January, 2012 and provided to you by:  
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# Labor Radius

## GRANDVIEW SITE LABOR FORCE PROXIMITY



### LABOR PROXIMITY

① (5 MILES)

LABOR FORCE – 8,809

② (15 MILES)

LABOR FORCE – 25,359

③ (25 MILES)

LABOR FORCE – 38,929

Source: DemographicsNow

Information updated February, 2011 and provided to you by:

**New Vision, the Yakima County Development Association**

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# Community Profile

## Grandview, Washington



### LOCATION

Grandview is centrally located at the midpoint of the I-82 corridor between Yakima (40 miles) and the Tri-Cities (40 miles). It is equidistant (approximately 180 miles) from Seattle, Spokane, and Portland, OR.

### POPULATION

City of Grandview - 10,862  
 Within 15 Miles - 60,178  
 Within 30 Miles - 140,012

### CITY GOVERNMENT

207 W. Second Street  
 Grandview, WA 98930  
 Phone: (509) 882-9200 - [www.grandview.wa.us](http://www.grandview.wa.us)  
 8:00 AM to 5:00 PM (doors open at 9:00 AM)  
 Monday through Friday (closed legal holidays)

### QUALITY OF LIFE

Our city features seven city parks, one swimming pool, one golf course, and four public tennis courts. We have parades, festivals, wine touring and wine tasting, and an active recreation program. We're also home to the Yakima Valley Fair & Rodeo and the Great Grandview Grape Stomp. Skiing, boating, hunting, and fishing are within an hour's drive.

To learn about local events and activities, click [here](#)

### MUSEUM

Ray E. Powell Museum  
 313 Division Street - Phone: (509) 882-9219  
 Open By Appointment Only

### LIBRARY

Grandview Library  
 500 Main Street - (509) 882-7034  
 Hours: Monday & Tuesday 1:00 p.m. - 7:00 p.m.  
 Wednesday & Thursday 10:00 a.m. - 5:30 p.m.  
 Friday & Saturday 10:00 a.m. - 3:30 p.m.

### TOP AREA EMPLOYERS

JM Smuckers Company	Kenyon Zero Storage
R.E. Powell Distributing	Shonan, USA
Walmart Distribution	Welch Foods

### HEALTHCARE

[Sunnyside Community Hospital](#) is within six miles with medical clinics, dentists, and physicians within city limits. Four additional hospitals are within 40 miles.

### SCHOOLS

[Grandview School District](#) has three elementary schools, one middle school, and one high school (see page four for a more detailed profile).

Grandview Adventist Junior Academy is Grandview's private preschool through grade 8.