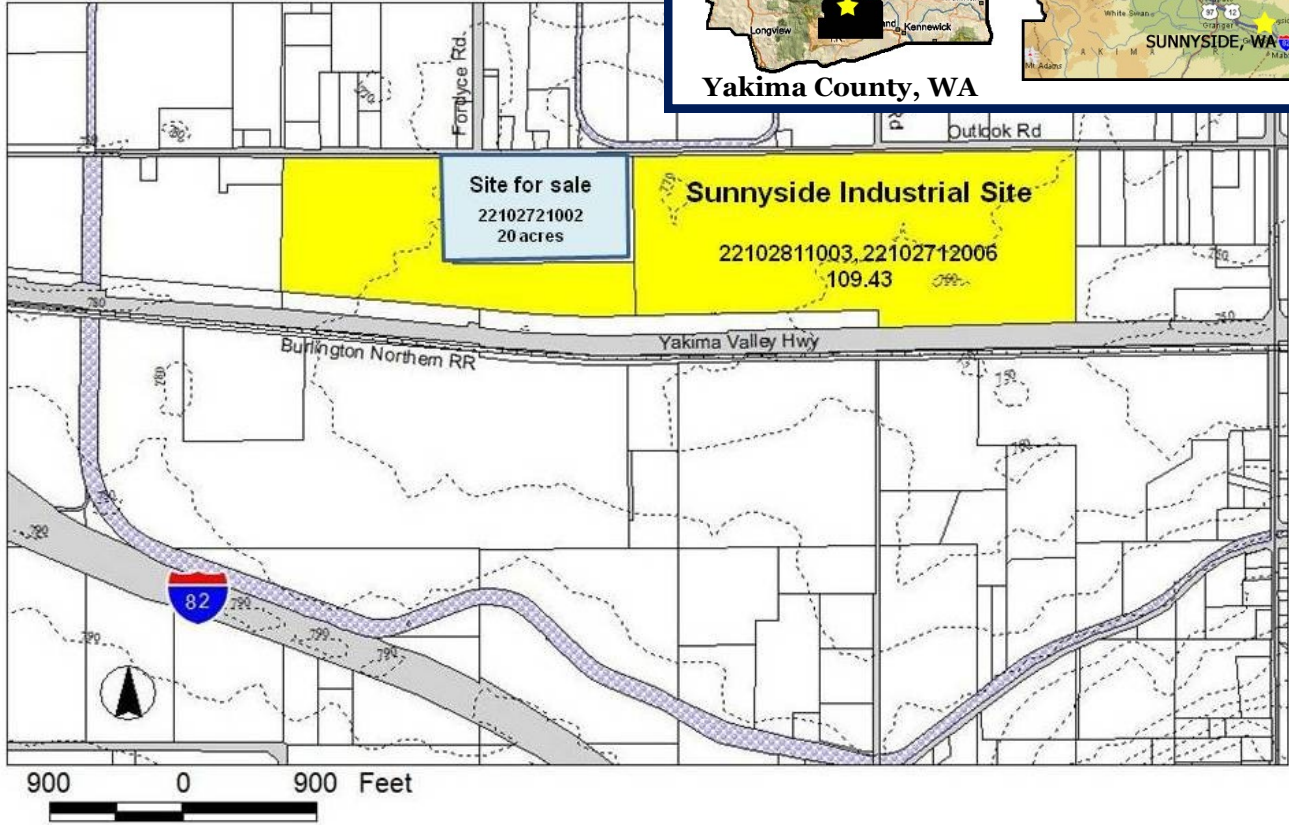


City of Sunnyside Industrial Site

Sunnyside, Washington



YAKIMA VALLEY HIWAY, SUNNYSIDE, WA

FAST FACTS

Land area: ± 130 acres
Price: Negotiable
Building: No
Zoning: Light Industrial
Transportation:
 5 Minutes to Interstate 82
 10 Minutes to Sunnyside Municipal Airport
 40 Minutes to Yakima or Pasco Air Terminal
 3 Hours to Seattle

Water: 12" line on east side of property
Sewer: 12" line on east side of property
Natural Gas: 4" line 1,200 ft. west on Sheller Rd.
Electricity: 115 volt power line east of property
Rail: 100 ft south of property

Estimated labor force within 30 miles: 41,108



CONTACT INFO

Mark Gervasi, City Manager
 City of Sunnyside
 509.836.3997 | mgervasi@ci.sunnyside.wa.us

Information updated September, 2010 and provided by:

Yakima County Development Association

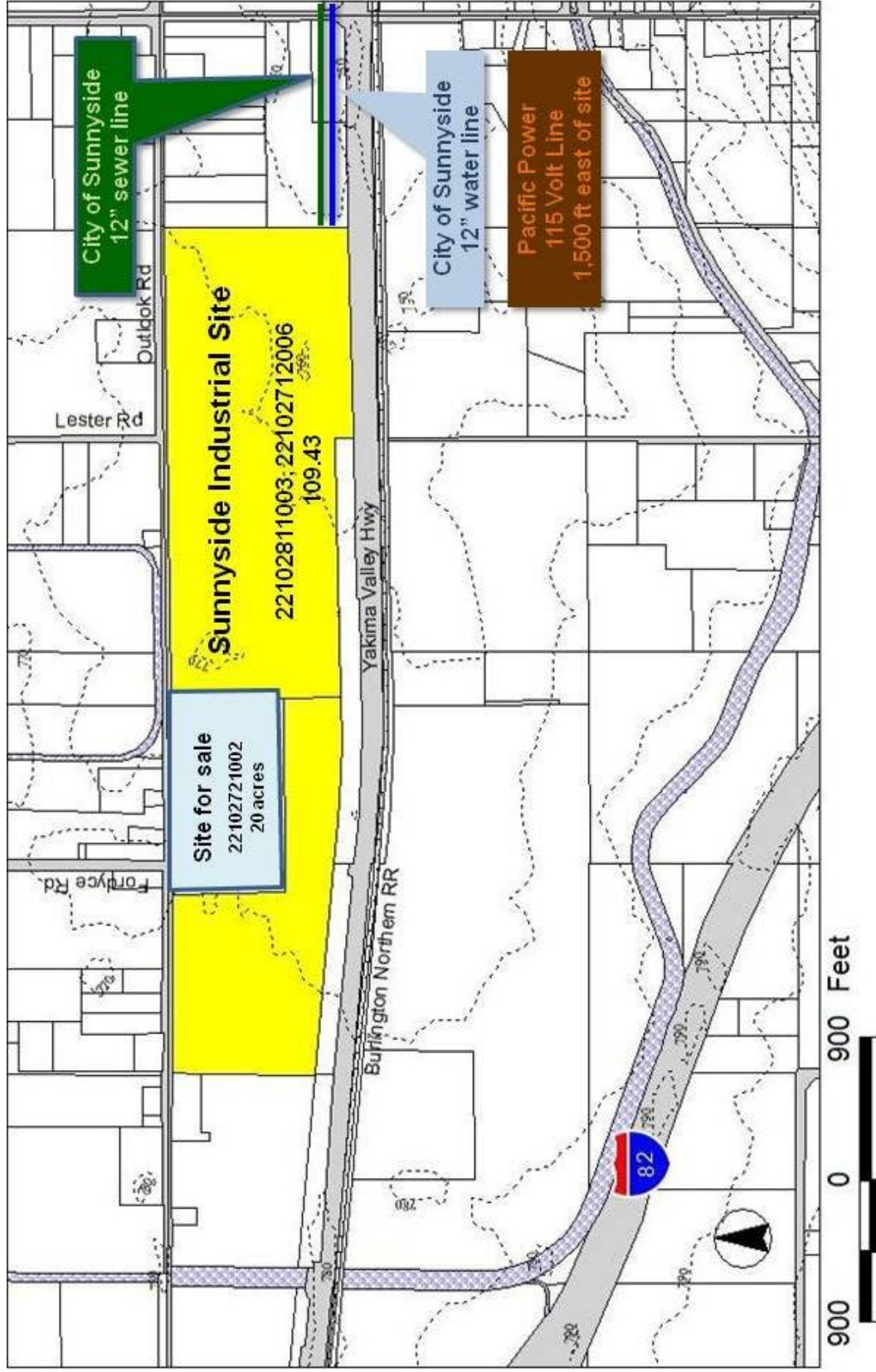
10 N. 9th St. | PO Box 1387 | Yakima, WA 98907-1387 | 509.575.1140 | info@ycda.com | www.ycda.com

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



City of Sunnyside Industrial Site Utility Detail

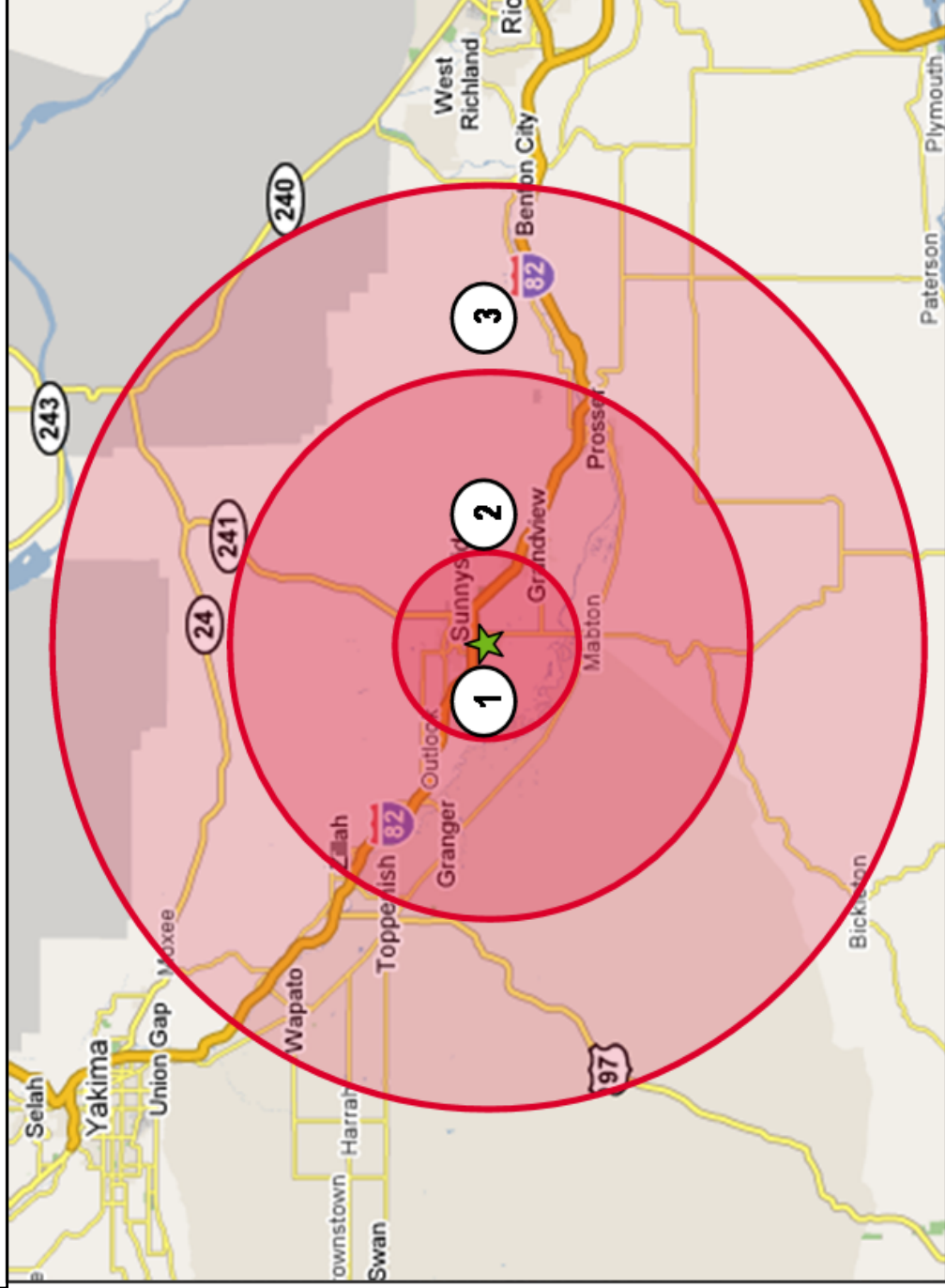
Sunnyside, Washington



Information updated September, 2010 and provided to you by:
New Vision, the Yakima County Development Association
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Padelford Industrial Site — Labor Force Proximity



LABOR PROXIMITY

① (5 MILES)

LABOR FORCE – 10,288

② (15 MILES)

LABOR FORCE – 27,525

③ (25 MILES)

LABOR FORCE – 41,108

Source: DemographicsNow

Community Profile

Sunnyside, Washington

Sunnyside



LOCATION

Sunnyside is centrally located at the midpoint of the I-82 corridor between Yakima (35 miles) and the Tri-Cities (45 miles). It is equidistant (approximately 180 miles) from Seattle, Spokane, and Portland, OR.

POPULATION

City of Sunnyside - 15,210
Within 15 Miles - 62,145
Within 30 Miles - 131,161

CITY GOVERNMENT

818 E. Edison Avenue
Sunnyside, WA 98944
Phone: (509) 837-3782 - www.ci.sunnyside.wa.us

7:30 AM to 6:00 PM

Monday through Thursday (Closed Fridays)

Form: Mayor/Council/Manager. The seven-person council is elected by the citizens of Sunnyside to four-year terms. The council appoints the Mayor to a two-year term.

QUALITY OF LIFE

There are over 61 acres of beautiful parks with a variety of playground equipment scattered throughout the city. Skate board enthusiasts will enjoy the Skate Board Park located at SunnyView Park. While you are visiting, be sure to enjoy our large swimming pool and new slide or, have a picnic in Central Park.

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

MUSEUM

Sunnyside Historical Museum
4th St and Grant Avenue — (509) 837-6010 Phone
Open Thursday — Sunday 1:00 PM to 4:00 PM

LIBRARY

621 Grant - 509-837-3234
Hours: Monday -Thursday 9:30 - 9:00
Friday & Saturday 9:30-6:00; Sunday 1:00-5:00

TOP AREA EMPLOYERS

Sunnyside School District	Sunnyside Hospital
Independent Foods	Walmart
Valley Manufactured Homes	Canam Steel
West Farm Foods	Yakama Chief

HEALTHCARE

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

SCHOOLS

[Sunnyside School District](#) has an early education school, four elementary schools, one middle school and two high schools (see page four for a more detailed profile).

There are two private elementary schools and one private early education school. Learn more about private school options at www.sunnysidechristianschool.org/

Childcare and preschool information on page three

Sunnyside Community Pages

RELOCATION INFORMATION

Phone Service: CenturyLink Communications (800) 877-1125 or (877) 213-1053

Electric Service: Pacific Power (888) 221-7070 or (509) 839-0100 (within city limits and some rural areas). Benton REA (800) 221-6987 or (509) 865-2600 (outside city limits)

Natural Gas Service: Cascade Natural Gas (888) 522-1130

City Utilities: City of Sunnyside (509) 837-3782

Voter Registration: Yakima County (800) 833-0569; online registration click [here](#)

Vehicle Registration: Yakima County (509) 574-1370; online information click [here](#)

Rental Housing: Click [here](#) to search local newspaper classified listings

[Link to Sunnyside Area Yellow Pages](#)

OTHER KEY COMMUNITY LINKS

[City of Sunnyside](#)

[Sunnyside Chamber of Commerce](#)

[Sunnyside School District](#)

[Sunnyside Community Hospital](#)

[Port of Sunnyside](#)

[WorkSource Sunnyside](#)

[Daily Sun News](#)

[Yakima Herald-Republic](#)

[El Sol de Yakima](#)

[¡Viva!](#)

[Local Churches](#)

CHILDCARE AND PRESCHOOL OPTIONS

WSMC-Sunnyside Child Development Center

Phone: (509) 837-6015
1751 Washington Ct

Sunnyside Epic Head Start Center

Phone: (509) 837-5991
605 N 16th St

Calvary Lutheran Pre-School

Phone: (509) 837-6771
11th & Harrison

Petra's Child Care

Phone: (509) 837-3856
117 Hawthorn Dr

Alvarez Child Care Center

Phone: (509) 837-3976
804 E Decatur Ave

Panda Bear Child Care Center

Phone: (509) 839-6500
320 N 6th St

Marquez Child Care Center

Phone: (509) 839-2121
315 S 8th St

Learning Land Express

Phone: (509) 839-2300
1650 Sheller Rd

Sunnyside Christian Pre-school

Phone: (509) 837-3044
811 North Ave

SUNNYSIDE SCHOOL DISTRICT PROFILE

1110 South Sixth Street, Sunnyside 98944

Phone: 509.837-5851 Fax: 509.837.0535 Website: www.sunnyside.wednet.edu

Business Hours 7:30 a.m – 4:30 p.m.

Superintendent: Dr. Richard D. Cole | 509.836.8701 | rcole@sunnyside.wednet.edu

OVERVIEW: At the Sunnyside School District, our mission is that All Students Will be Successful. Our focus is: Effective Leadership; Quality Teaching and Learning; Continuous Improvement; and Clear and Collaborative Relationships. The Sunnyside School District’s Board of Directors was chosen as the 2008 School Board of the Year by the Washington State School Directors’ Association. In March 2009, we passed a bond that will allow us to complete \$46.7 million in capital projects. Our district also has the only all-kindergarten building in the state, housing 430 kindergartners.

SPECIAL PROGRAMS OR INITIATIVES: All-day kindergarten; Free lunch for all students; First-class welding program; Dual language program; Adult ESL classes; Over 30 clubs at SHS; Vocational Technology Center; Running Start; 21st Century reading and math program.

ENROLLMENT		MSP/HSPE TEST SCORES 2010-2011				
May 2011 Student Count	6,268	Grade Level	Reading	Math	Writing	Science
GENDER		3rd Grade	49.6%	43.0%		
Male	52.3%	4th Grade	47.5%	46.7%	60.0%	
Female	47.7%	5th Grade	45.7%	51.5%		25.2%
ETHNICITY		6th Grade	53.0%	52.0%		
American Indian/Alaskan Native	0.3%	7th Grade	32.6%	51.3%	54.9%	
Asian	0.4%	8th Grade	44.3%	39.8%		22.3%
Pacific Islander	0.1%	10th Grade	66.7%	57.0%*	63.8%	19.3%
Asian/Pacific Islander	0.5%					
Black	0.1%					
Hispanic	89.5%					
White	9.7%					
TEACHER INFORMATION						
Classroom Teachers	367	*Score reflects all End of Class (EOC) results in Year 2				
Average Years of Teacher Experience	11.5	SAT SCORES				
Teachers w/ at least a Master's Degree	58.9%		Reading	Math	Writing	
# Teachers in core academic classes	300		428	462	428	
Total number of core academic classes	1,678	GRADUATION RATES				
% of classes taught by teachers meeting NCLB highly qualified (HQ) definition	98.6%	On-Time Graduation Rate (2009-10)			64.8%	
		Extended Graduation Rate (2009-10)			68.2%	
District Revenue Per Student	\$10,023	Annual Dropout Rate (2009-10)			5.9%	

Note: The Measurement of Student Progress (MSP) and High School Proficiency Exams (HSPE) are a series of tests designed to assess and drive academic performance within the state’s K-12 system. MSP exams are administered for grades 3-8, HSPE exams are for 9-12. **Information Sources:** Washington State Office of Superintendent for Public Instruction www.k12.wa.us, Educational Service District 105 www.esd105.org, and Yakima County School Districts