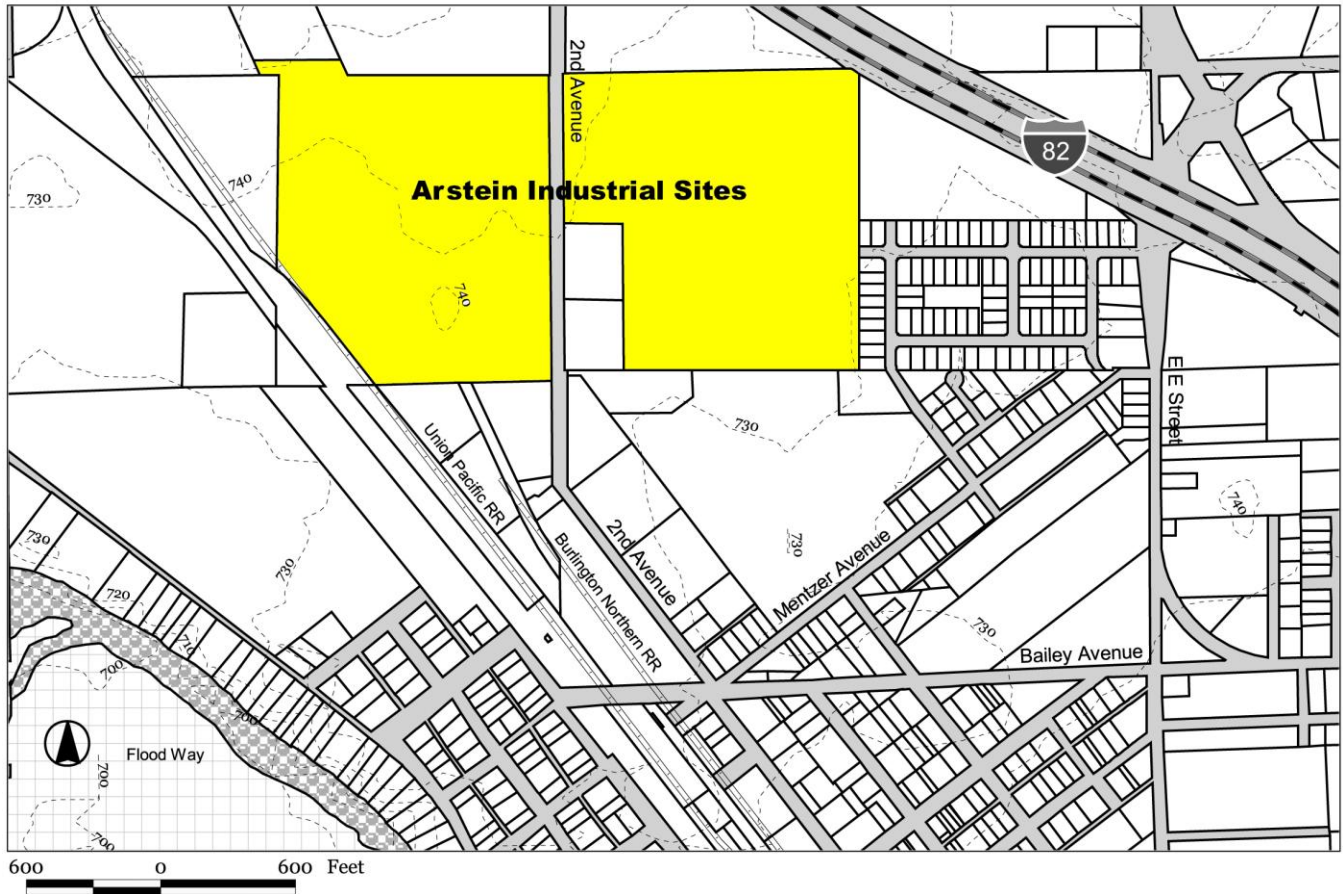


Arstein Industrial Sites

Granger, Washington



Fast Facts

Land area: 70.3 acres

Building: No

Price per acre: Negotiable

Zoning: Light industrial

Transportation:

Rail on site

5 minutes to Interstate 82

30 minutes to Yakima Air Terminal

3 hours to Seattle

Water: 12" line on site on 2nd Ave.

Sewer: 8" line 500' south on 2nd Ave.

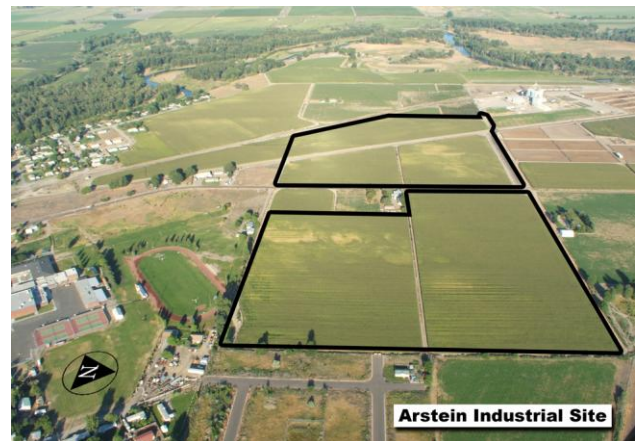
Natural gas: Adjacent to the site

Telecommunications: Available from Sprint

Electricity:

3-phase, 12,470 volt line on site on 2nd Ave.

Estimated labor force within 30 miles: 65,500



Contact

Mark Arstein

509.854.1044

marstein@bentonrea.com

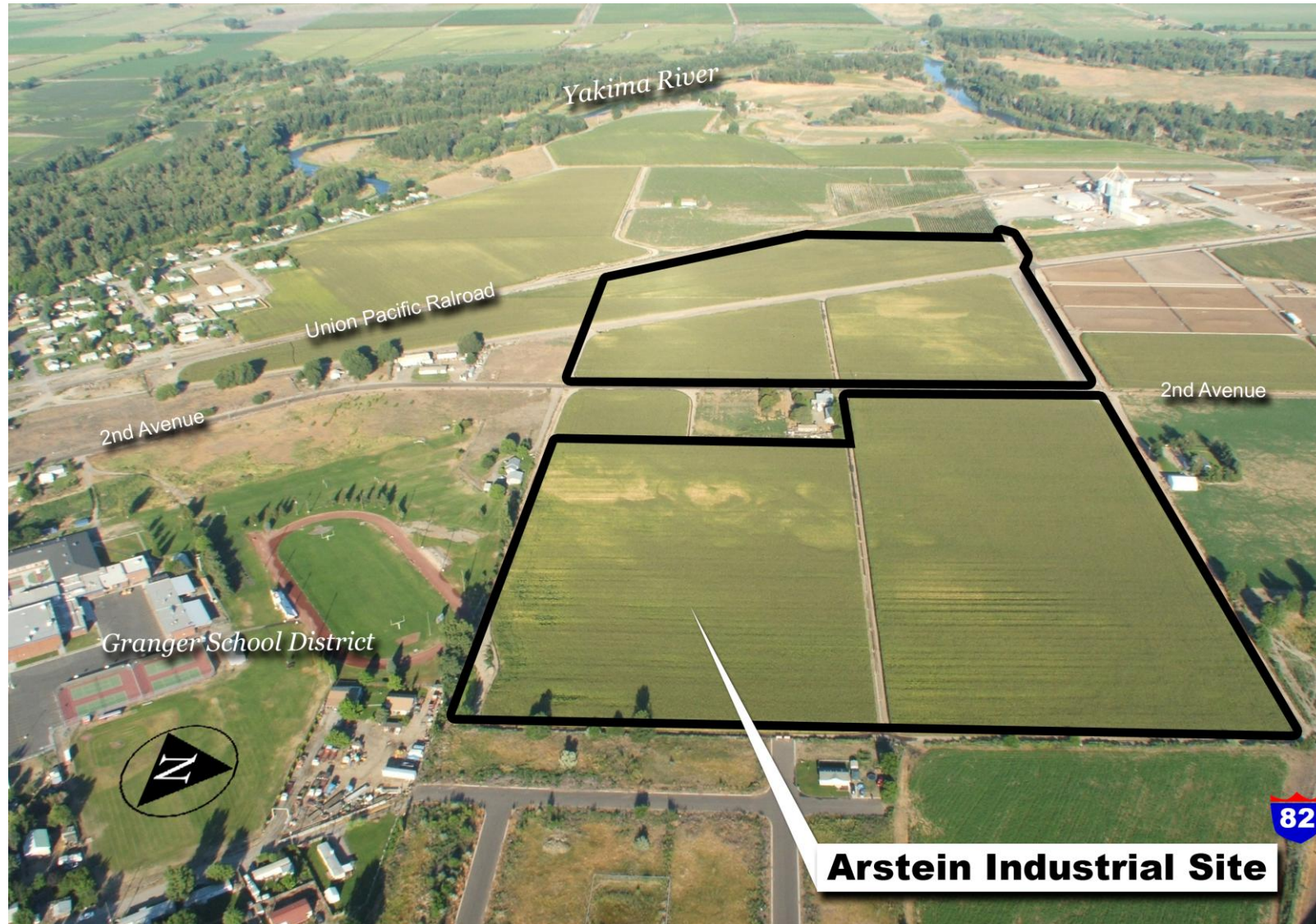
For more information and additional available buildings and industrial land, contact:

New Vision / Yakima County Development Association
10 North Ninth Street; PO Box 1387; Yakima, Washington 98907-1387
Ph. 509-575-1140, Fax 509-575-1508, www.ycda.com

Property specifications have been obtained from sources deemed to be reliable. New Vision does not, however, guarantee the accuracy of this data. All information should be verified prior to lease or purchase.

Arstein Industrial Site

Granger, Washington



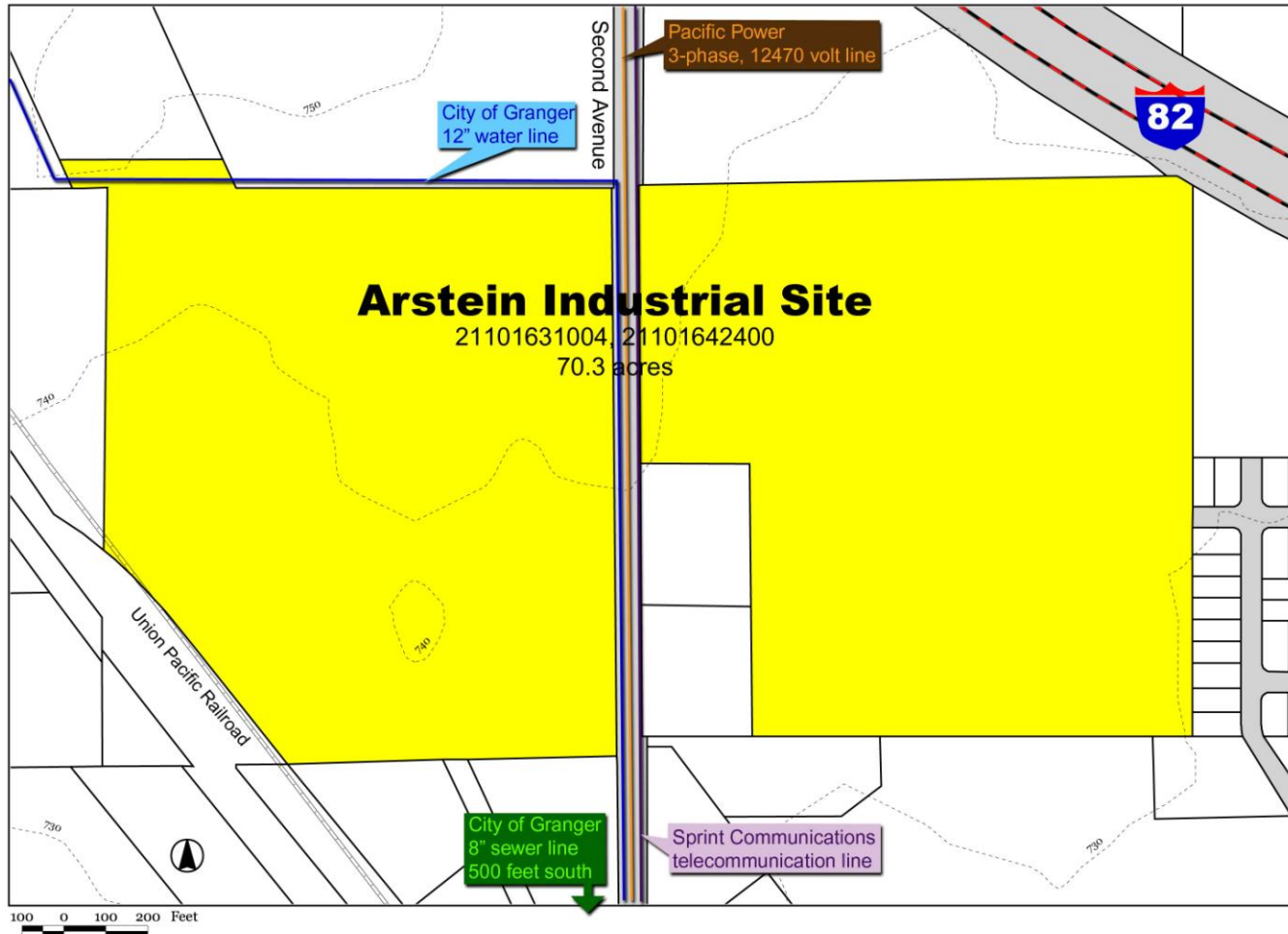
For more information and additional available buildings and industrial land, contact:


New Vision / Yakima County Development Association
10 North Ninth Street; PO Box 1387; Yakima, Washington 98907-1387
Ph. 509-575-1140, Fax 509-575-1508, www.ycda.com

Property specifications have been obtained from sources deemed to be reliable. New Vision does not, however, guarantee the accuracy of this data.
All information should be verified prior to lease or purchase.

Arstein Industrial Site

Granger, Washington



For more information and additional available building  **contact:**
New Vision / Yakima County Development Association
10 North Ninth Street; PO Box 1387; Yakima, Washington 98907-1387
Ph. 509-575-1140, Fax 509-575-1508, www.ycda.com

Property specifications have been obtained from sources deemed to be reliable. New Vision does not, however, guarantee the accuracy of this data. All information should be verified prior to lease or purchase.

Community Profile

Granger, WA



Contacts

David Leach, Mayor
 City of Granger
 PO Box 1100
 Granger, WA 98932
 509.854.1725
 tog@televar.com

David McFadden, President
 New Vision / Yakima County Development Association
 10 N 9th St.
 Yakima, WA 98901
 509.575.1140
 info@ycda.com

Population

City of Granger - 3,050
 Within 15 Miles - 62,145
 Within 30 Miles - 131,161

Government

Form: Mayor/Council. The five-person council and the Mayor are elected by the citizens of Granger to four-year terms.
 ⇒ State Sales Tax: 6.5%
 ⇒ Local City Tax: 1.4%
 All other Taxes: <http://dor.wa.gov>

Location

Granger is located in Central Washington on the I-82 corridor, approximately 178 miles from Seattle and 175 miles from Portland and Spokane with easy access to I-90, US Routes 12 & 97 and State Routes 22, 24, 241 and 410.

Quality of Life

Recreation: Granger is famous for its theme “Where the Dinosaurs Roam” and has city parks where you can experience dinosaur replicas hands-on. Granger has a golf course, festivals, cultural celebrations & wine tours. Skiing, boating, hunting and camping are within an hour’s drive.

Housing: Median home price is \$75,000 - \$100,000.

Healthcare: Two hospitals are within a 15 minute drive. Major hospitals, dentist offices and chiropractic practices are within a 30 minute drive in Yakima and Sunnyside.

Schools: The Granger school district includes 1 elementary school, 1 middle school and 1 high school.

Churches: Granger has churches of various denominations.

Top Area Employers

Ferndale Grain/Cargill
 Yakima Bait
 Granger School District

H.L. Worden Glass Co.
 Land o’ Lakes
 Eaton Hill Winery

Information updated on 07/17/2008 and provided to you by:

New Vision/Yakima County Development Association

10 N. 9th St. | PO Box 1387 | Yakima, WA 98907-1387

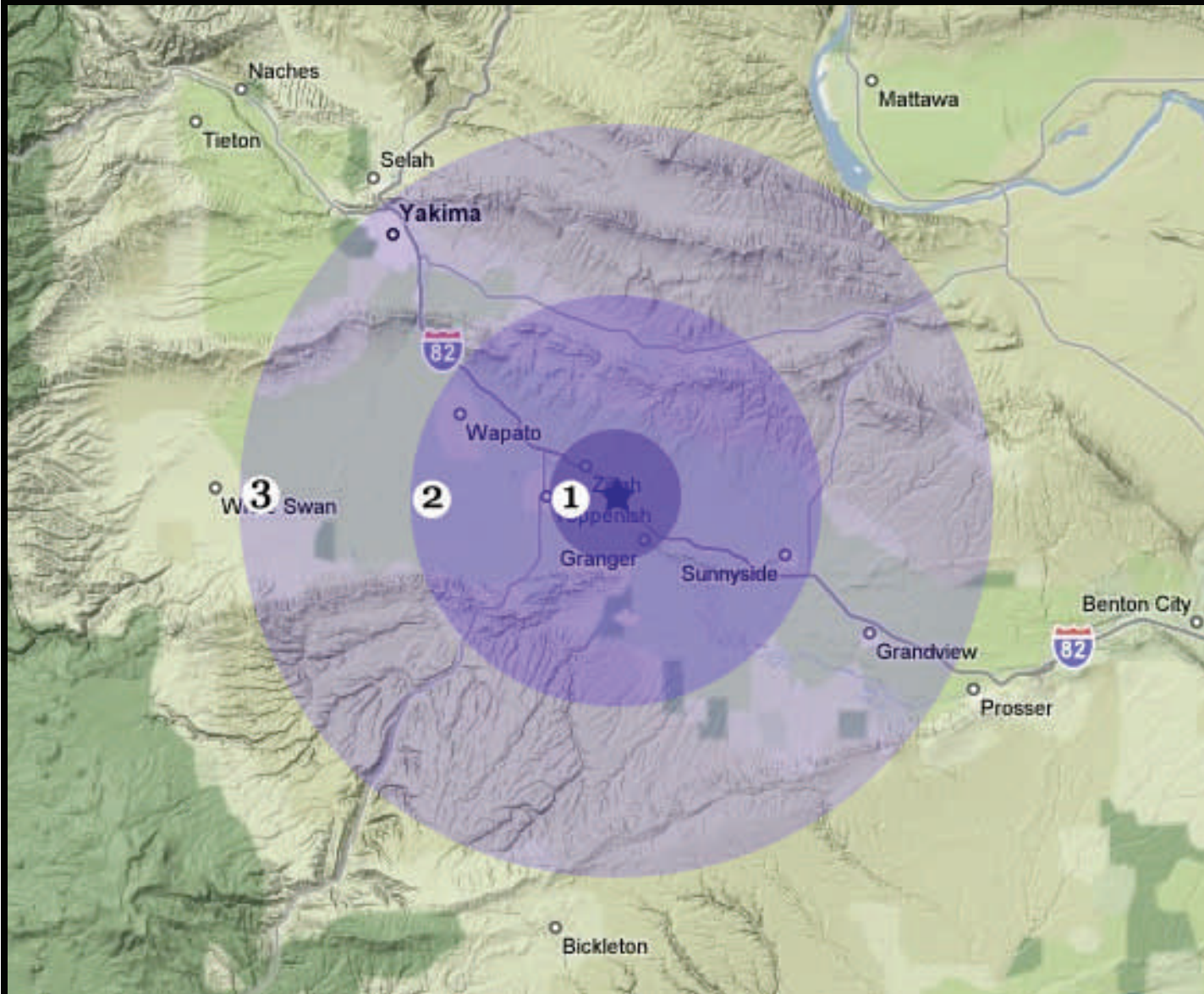
Ph. 509.575.1140 | FAX 509.575.1508 | www.ycda.com

Property specifications have been obtained from sources deemed to be reliable.

New Vision does not, however, guarantee the accuracy of this data. All information should be verified prior to lease or purchase.



Labor Force Proximity Map



YAKIMA COUNTY, WA

Mid-Yakima Valley

Workforce Radius

- 1** (5 Miles)
Labor Force = 7,516
- 2** (15 miles)
Labor Force = 27,092
- 3** (30 Miles)
Labor Force = 98,387



New Vision, The Yakima County Development Association

10 N 9th St. | PO Box 1387 | Yakima, WA 98907 | Ph. 509.575.1140 | Fax 509.575.1508
email: info@ycda.com | web: www.ycda.com