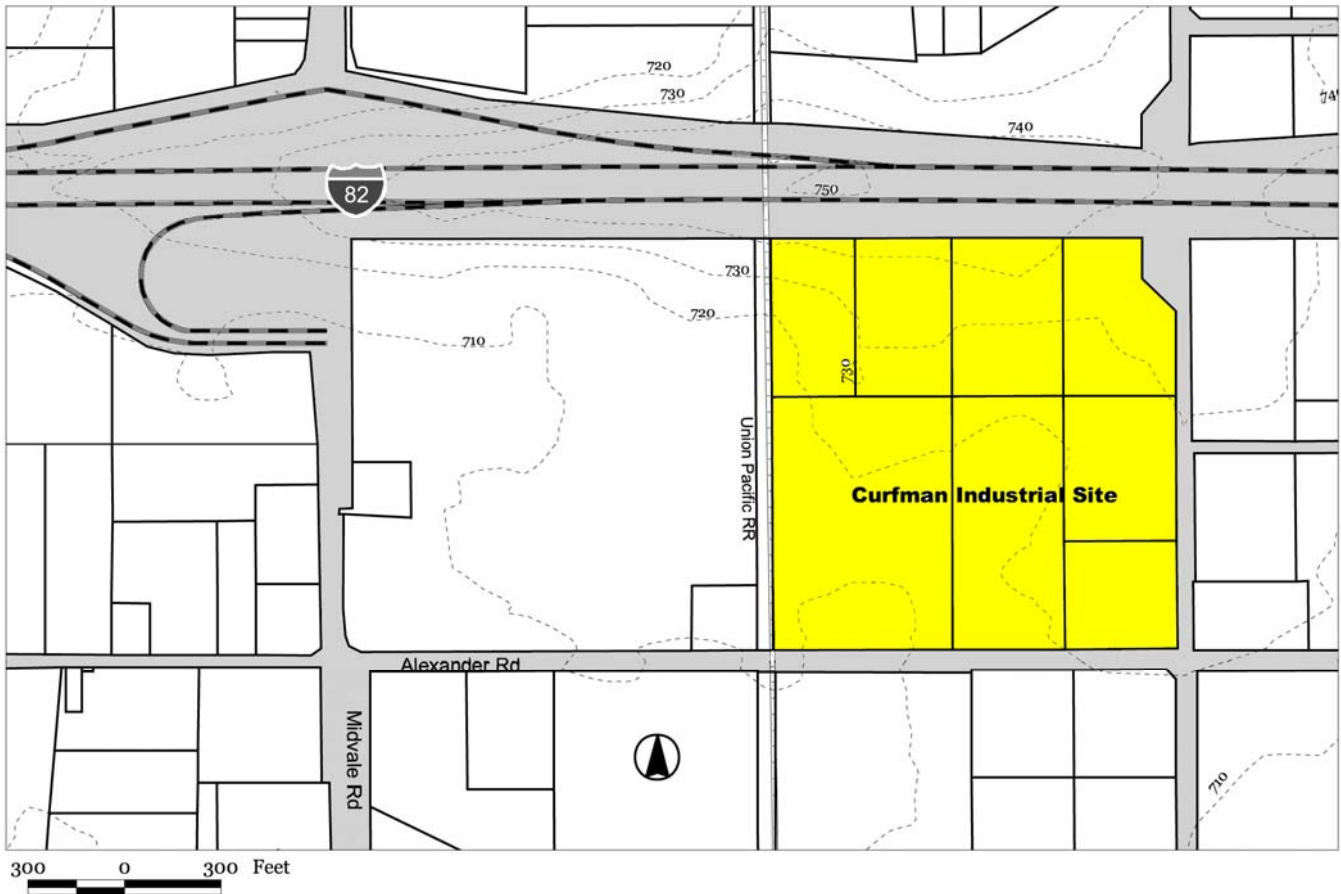


# Curfman Industrial Site

Sunnyside, Washington



## Fast Facts

*Land area:* 36.67 acres

*Building:* No

*Price:* Negotiable

*Zoning:* Light Industrial

*Transportation:*

Adjacent to rail

1 minute to Interstate 82

45 minutes to Yakima Air Terminal

3 hours to Seattle

*Water:* 12" line at site on Alexander Road

*Sewer:* 12" line at site on Alexander Road

*Natural gas:* At site on Alexander Road

*Telecommunications:*

Provided by Sprint Communications

*Electricity:* Dual feed, 12,500 volt capacity

*Estimated labor force within 30 miles:* 65,600



## Contact

Ron Curfman  
509-837-4650

Dave McFadden or Lisa Smith  
509-575-1140

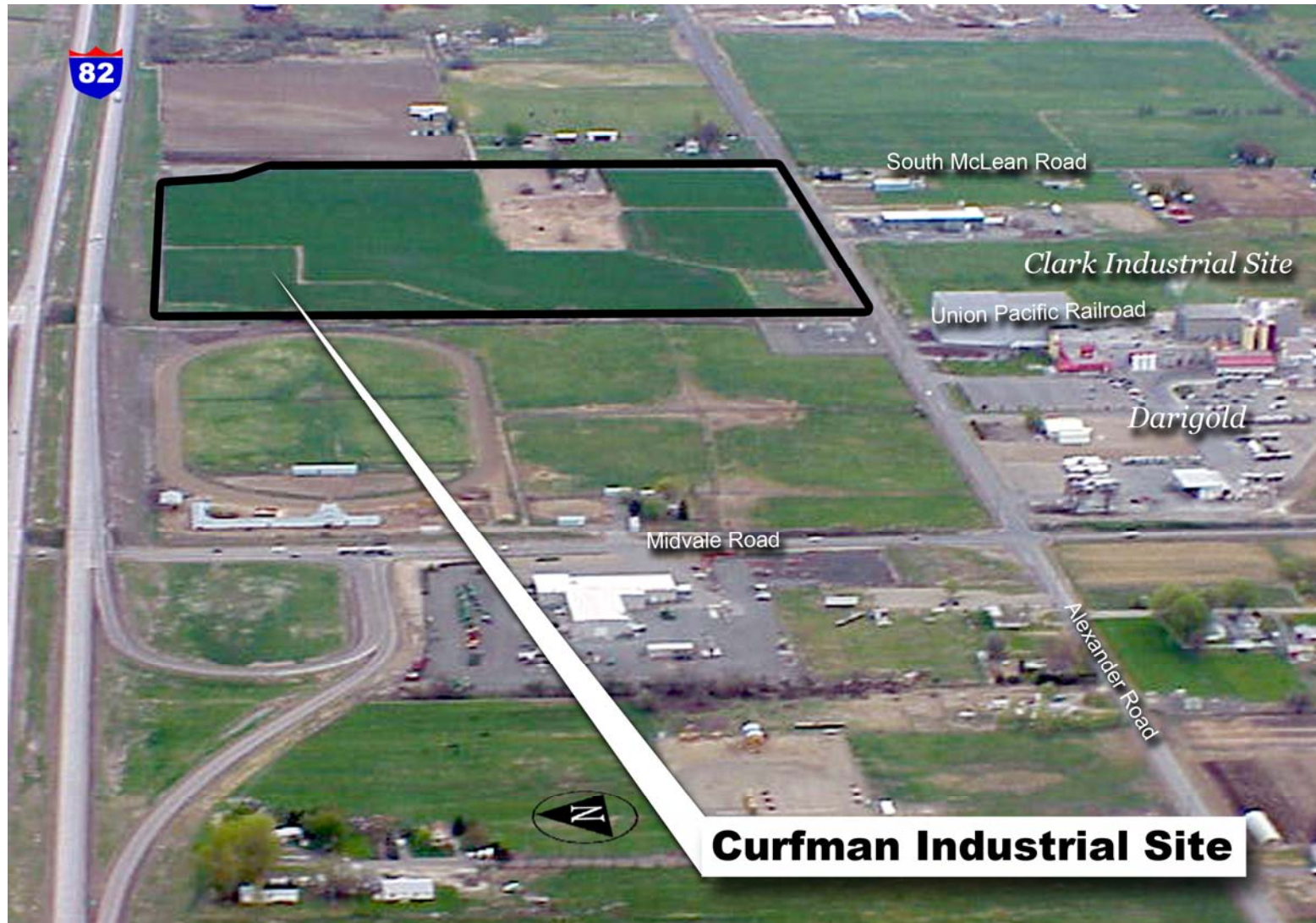
## For more information and additional available buildings and industrial land, contact:

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](http://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.

# Curfman Industrial Site

Sunnyside, Washington



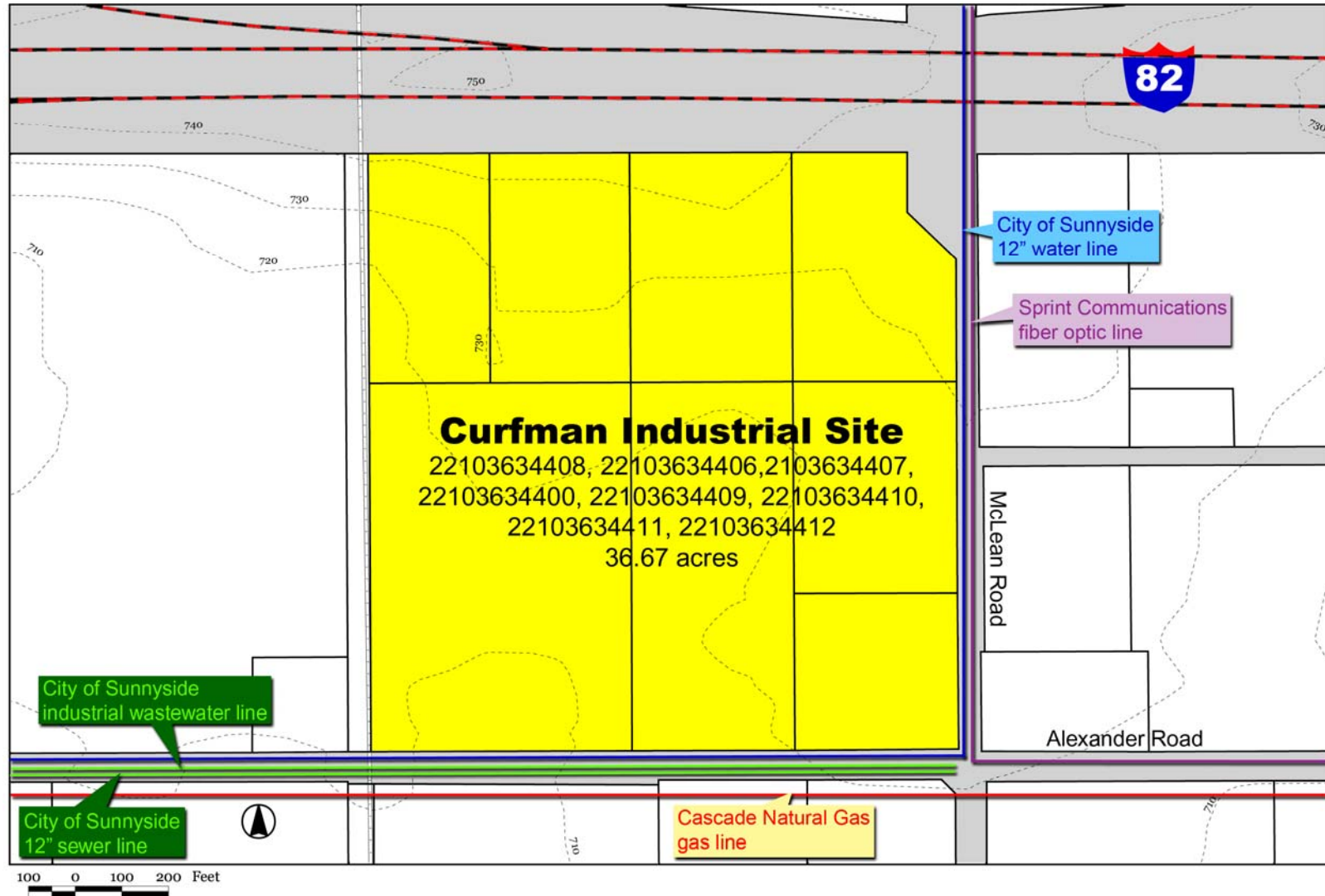
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Sunnyside, Washington



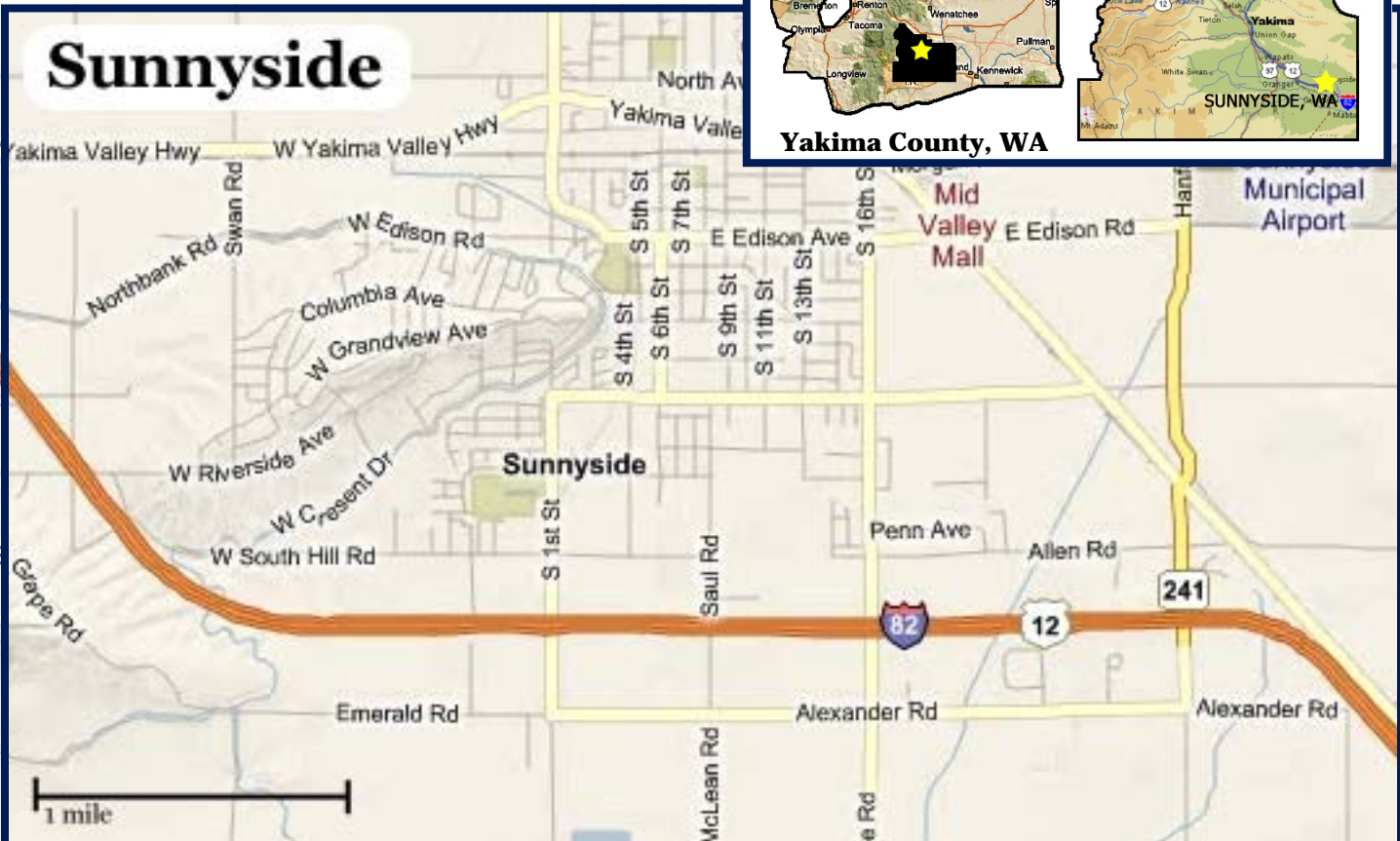
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# Community Profile

## Sunnyside, WA



### Contacts

Jim Bridges, Public Works Director  
 City of Sunnyside  
 818 E. Edison Ave.  
 Sunnyside, WA 98944  
 509.837.3997  
 jbridges@ci.sunnyside.wa.us

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 Sunnyside - 15,340  
 Within 15 Miles - 62,145  
 Within 30 Miles - 131,161

### Government

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.

⇒ State Sales Tax: 6.5%

⇒ Local City Tax: 1.4%

All other Taxes: <http://dor.wa.gov>

### 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.

### Quality of Life

**Recreation:** There are city parks, a golf course, a museum and a library. There are parades, fairs, tours, cultural festivals, wineries and wine tasting. Outdoor activities include hunting and fishing.

**Housing:** Median home price is \$134,000.

**Healthcare:** Sunnyside Community Hospital, clinics, dentists and physicians are within city limits. four specialty 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. There are two private elementary schools and one private early education school.

**Churches:** Sunnyside has churches of various denominations.

### Top Area Employers

Independent Foods  
 Valley Manufactured Homes  
 West Farm Foods

Johnson Fruit  
 Canam Steel  
 Yakama Chief

Information updated on 1.20.10 and provided to you by:

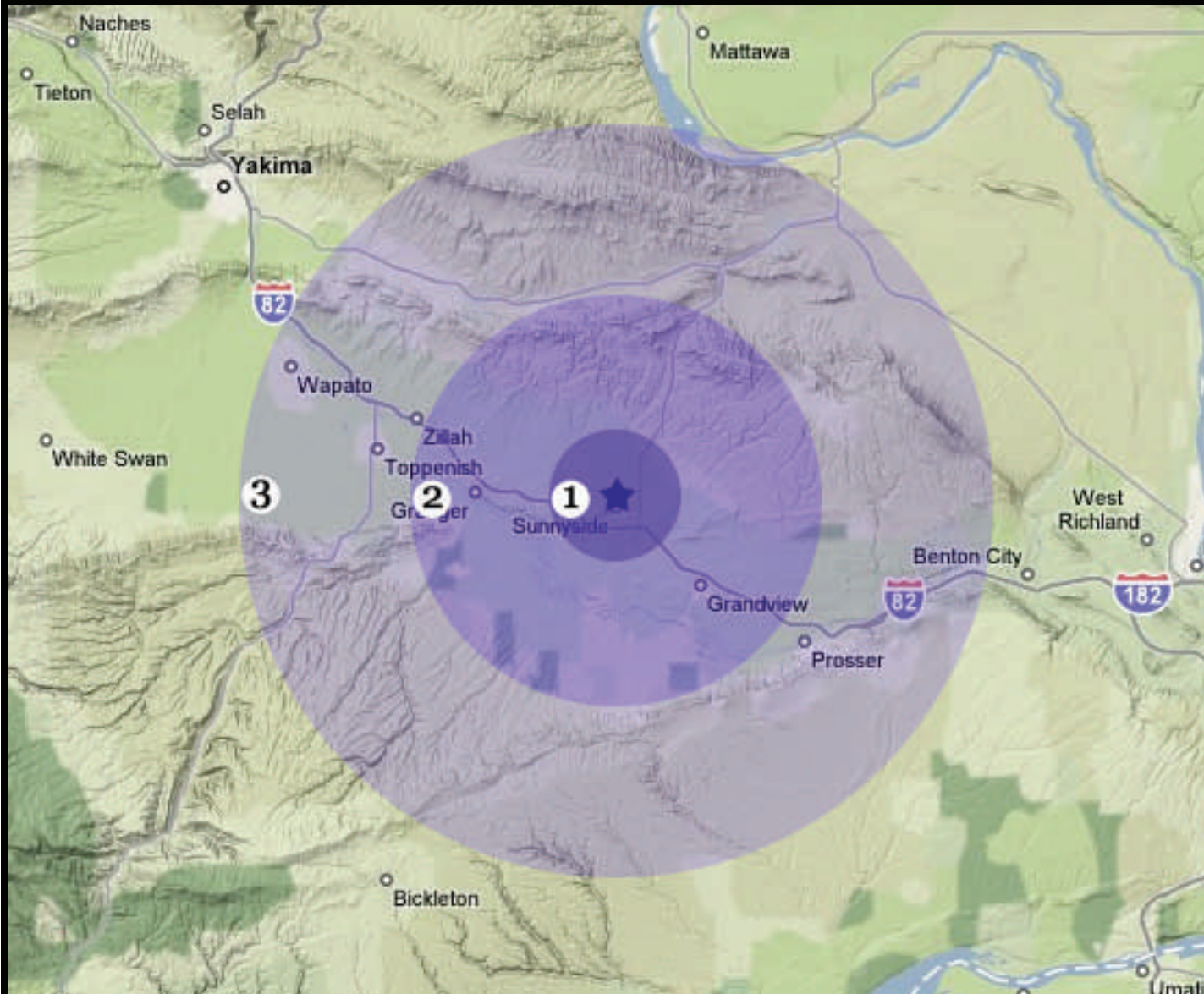
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# Labor Force Proximity Map



## YAKIMA COUNTY, WA

### Lower Yakima Valley

#### Workforce Radius

- 1** (5 Miles)  
Labor Force = 8,809
- 2** (15 miles)  
Labor Force = 25,359
- 3** (30 Miles)  
Labor Force = 38,929



### 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](mailto:info@ycda.com) | web: [www.ycda.com](http://www.ycda.com)