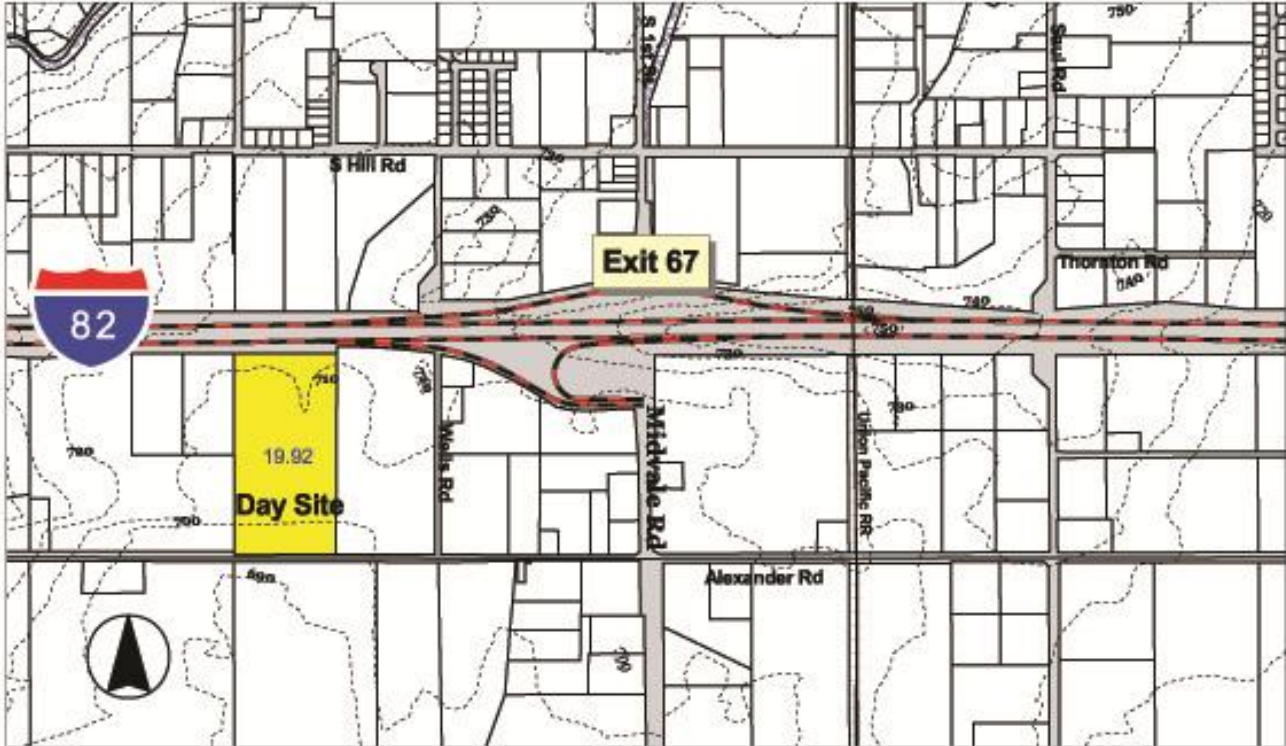


Day Industrial Site

Sunnyside, Washington



Fast Facts

Land area: 20 acres

Building: No

Price: \$2 sq. ft. (Negotiable/Lease/Build to Suit)

Zoning: Industrial

Transportation:

Rail nearby

2 minutes to Interstate 82

40 minutes to Yakima or Pasco Air Terminal

3 hours to Seattle

Water: 12" line at site on Midvale

Sewer: 19" Industrial line at east boundary

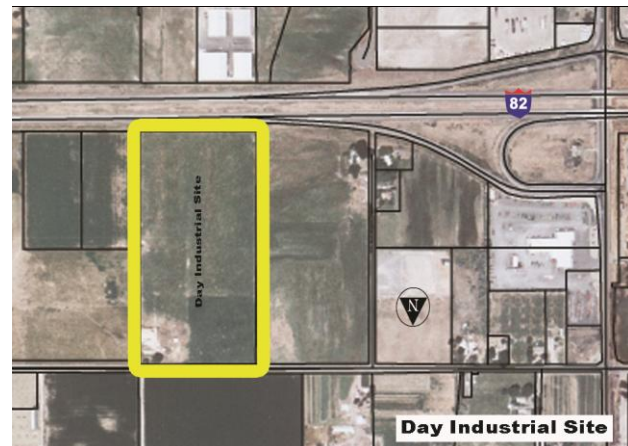
Natural gas: 4" line on Midvale Road

Telecommunications:

Provided by CenturyLink Communications

Electricity: dual feed, 12,500 volt capacity

Estimated labor force within 30 miles: 65,600



Contact:

Danny Day (509) 575-3773

danny@sunfairmarketing.com

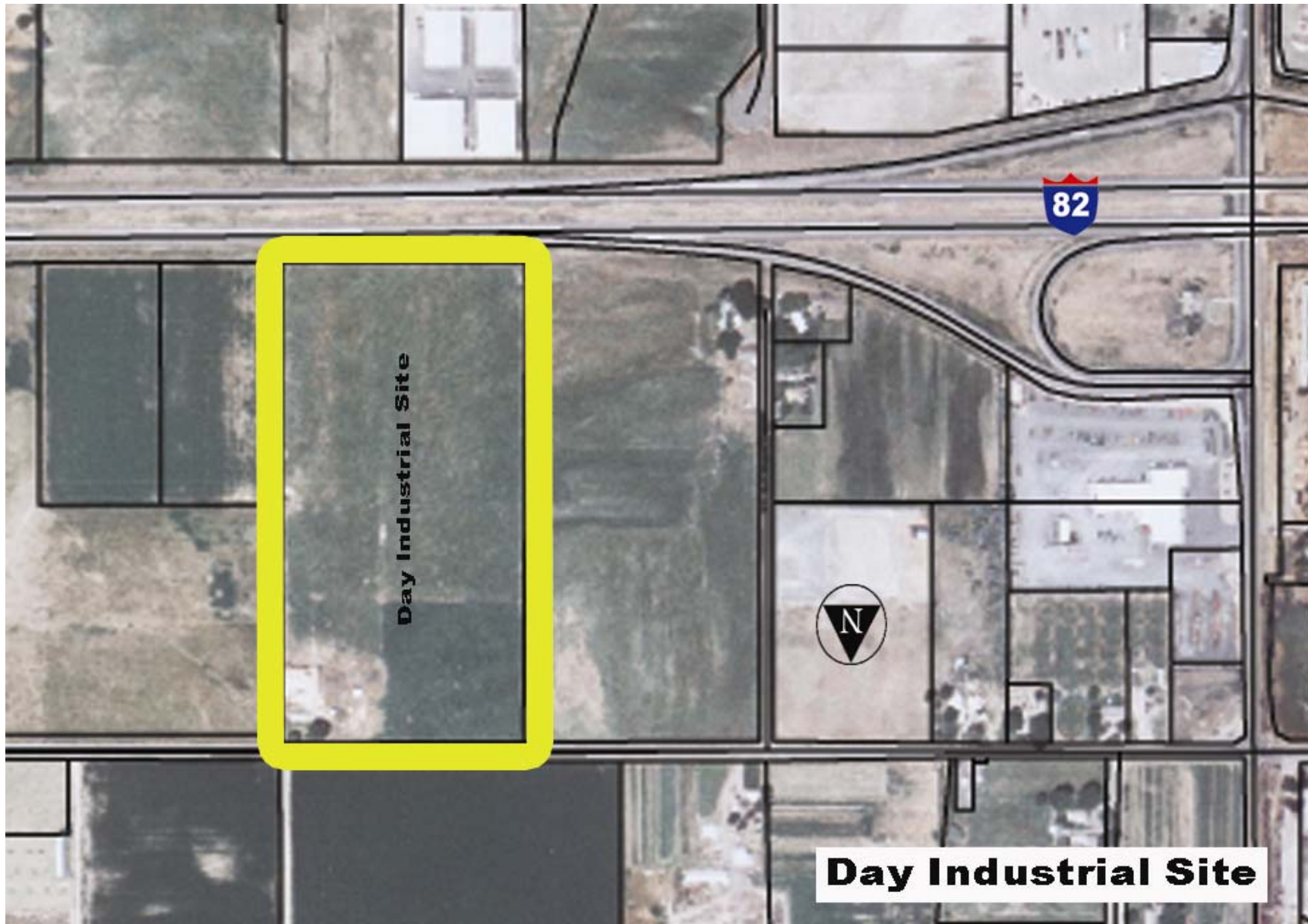
For more information on available buildings and industrial land, contact:

New Vision / Yakima County Development Association

Ph. 509-575-1140, newvision@ycda.com, www.ycda.com

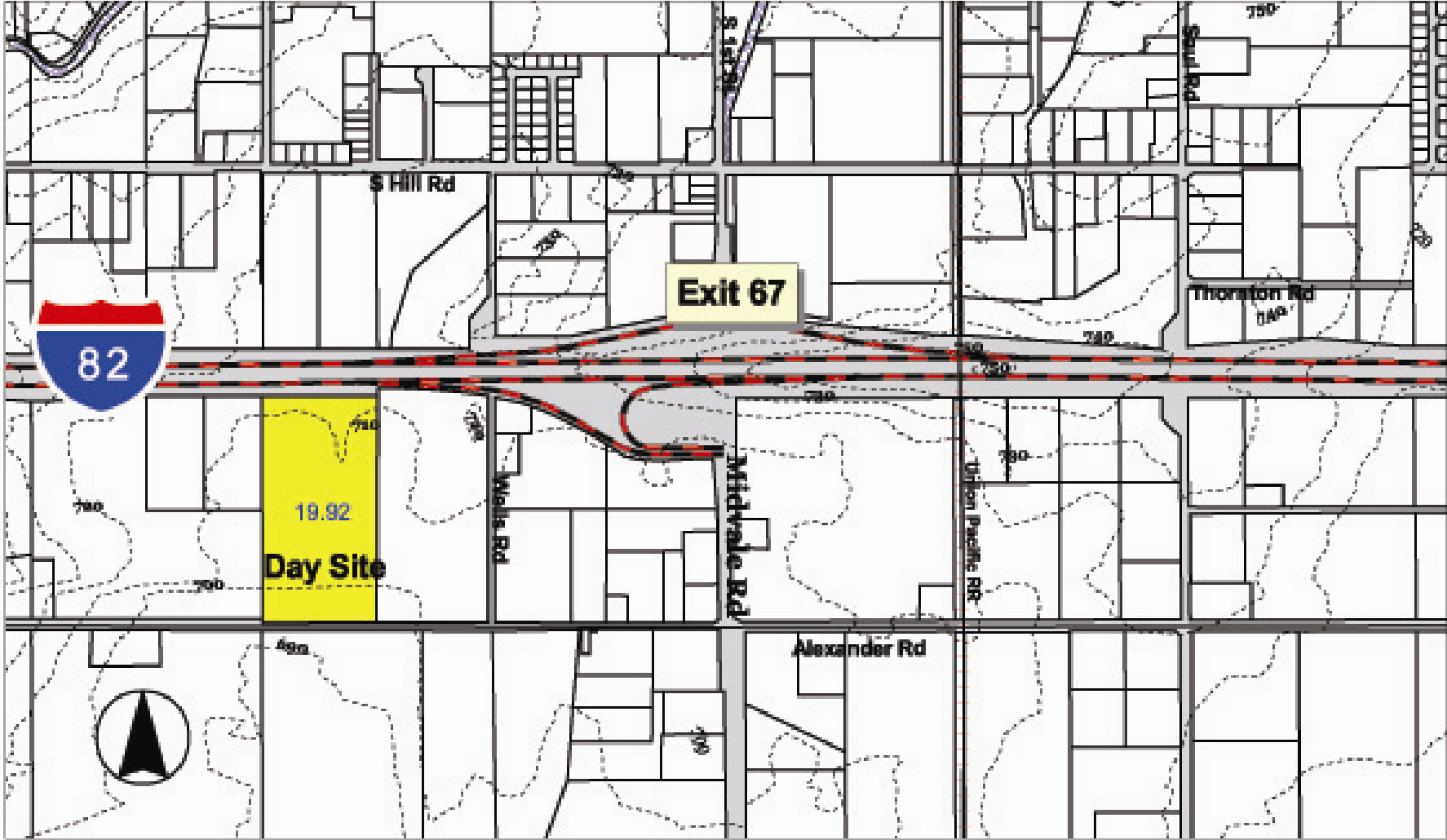
Property specifications have been obtained from sources deemed to be reliable. New Vision does not, however, guarantee the accuracy of this data. All information should be verified prior to lease or purchase.

Day Industrial Site
Sunnyside, WA



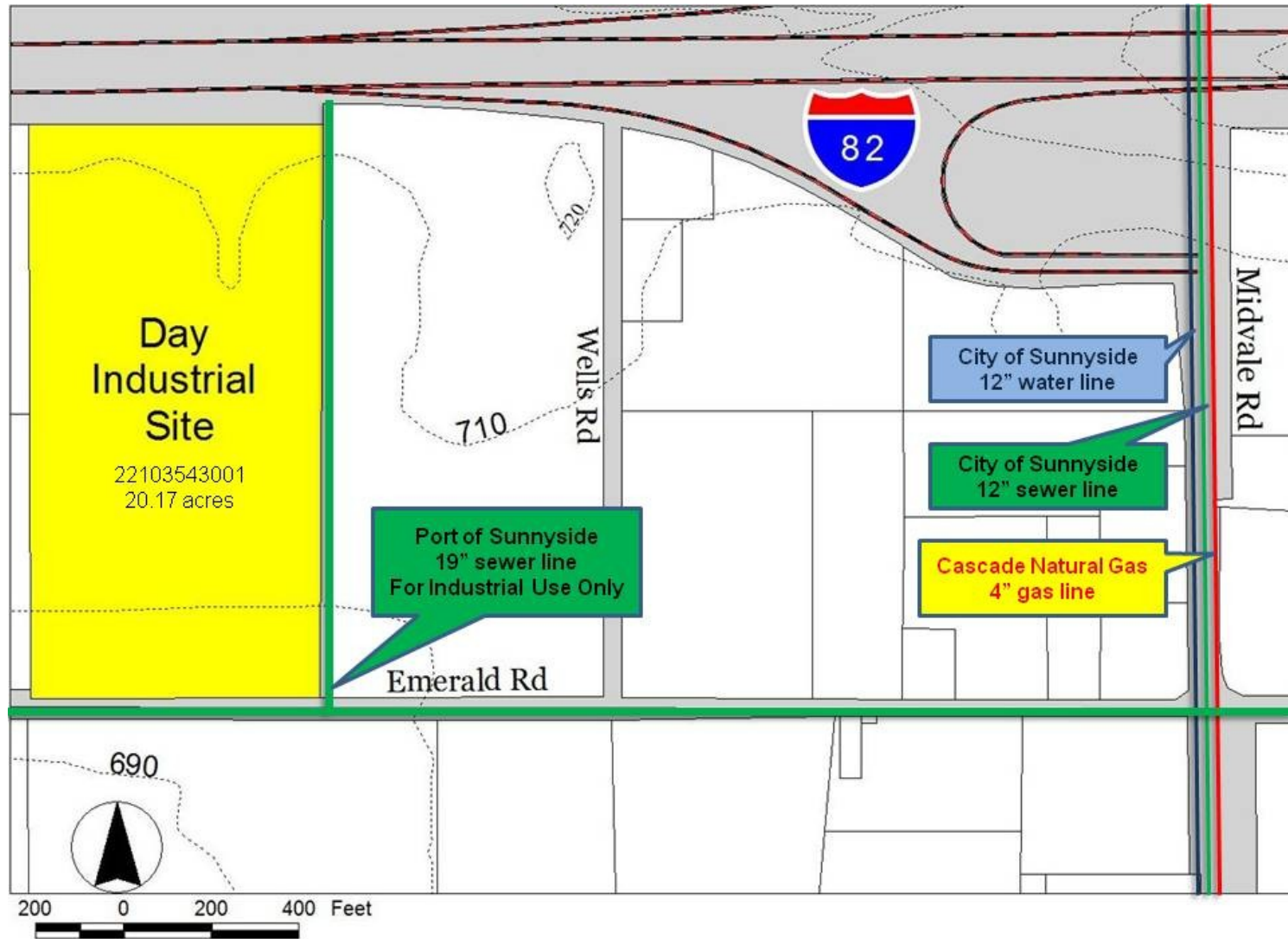
Day Industrial Site

Sunnyside, WA



Day Industrial Site
Sunnyside, Washington

Utility Detail

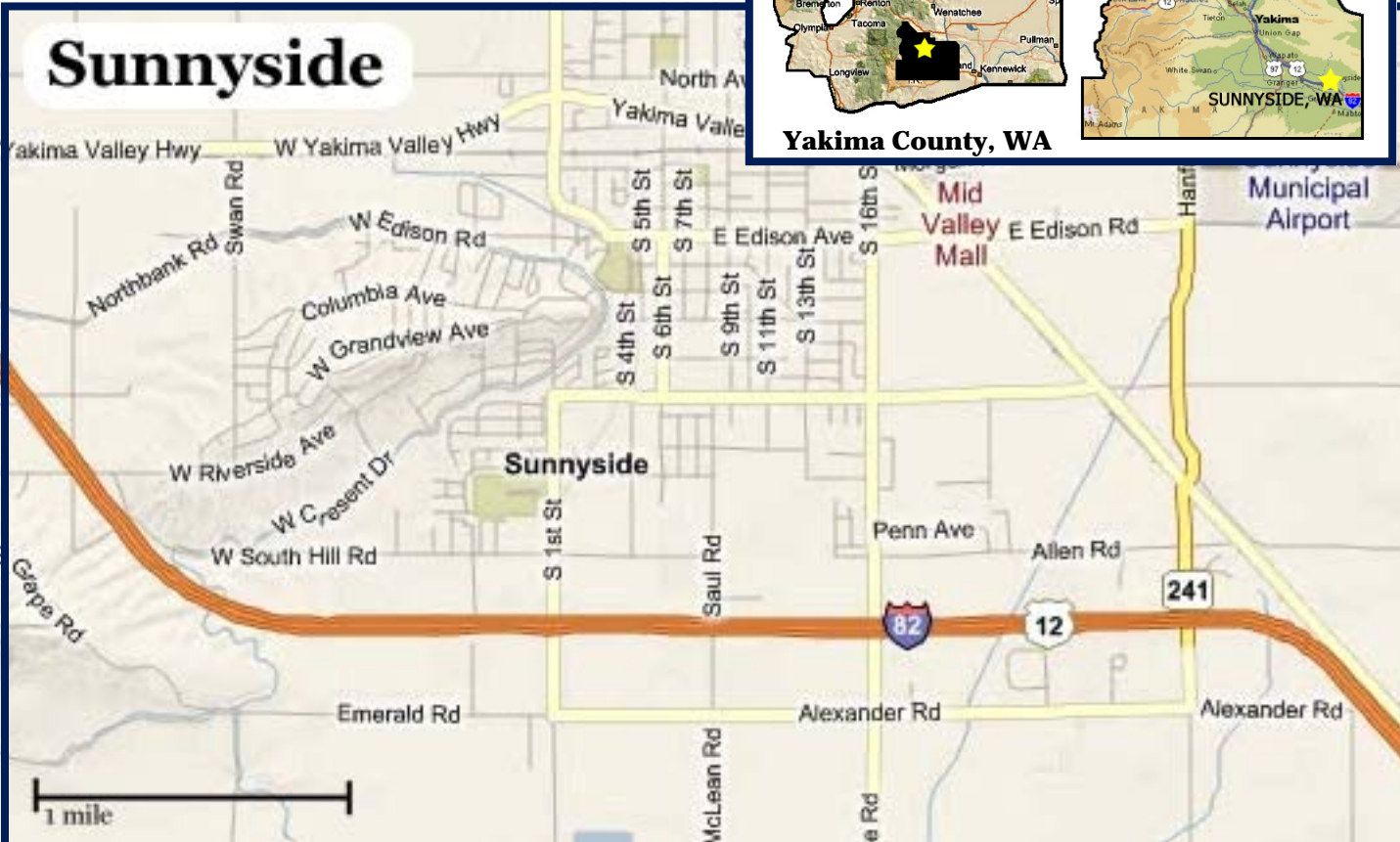


Information updated on February, 2010 and provided to you by:
New Vision, the Yakima County Development Association
10 N. 9th St. | PO Box 1387 | Yakima, WA 98907-1387 | 509.575.1140 | info@ycda.com | www.ycda.com
Information was obtained from sources deemed to be reliable. YCDA does not, however, guarantee the accuracy of this data



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

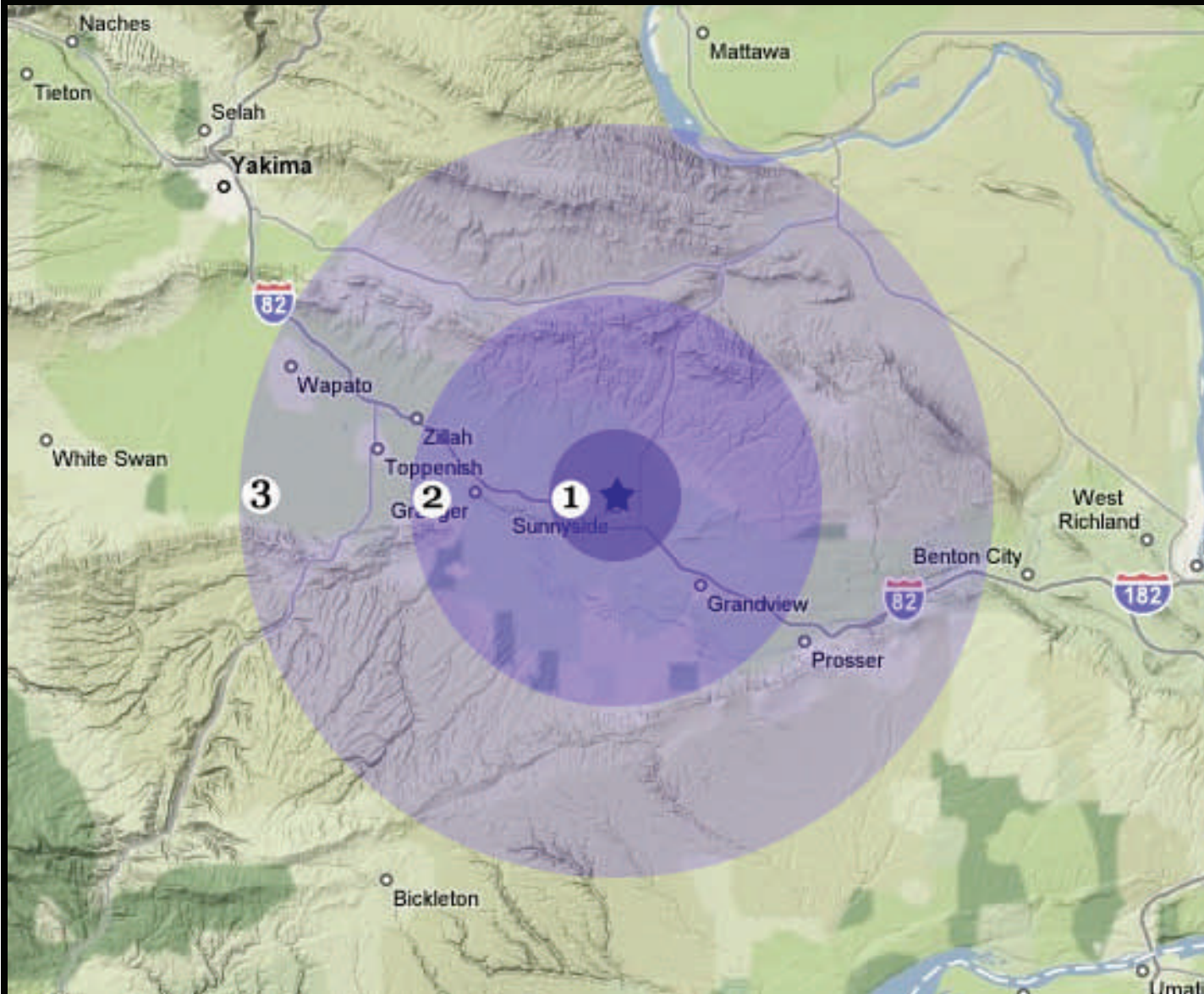
Independent Foods	Johnson Fruit
Valley Manufactured Homes	Canam Steel
West Farm Foods	Yakama Chief

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 | web: www.ycda.com