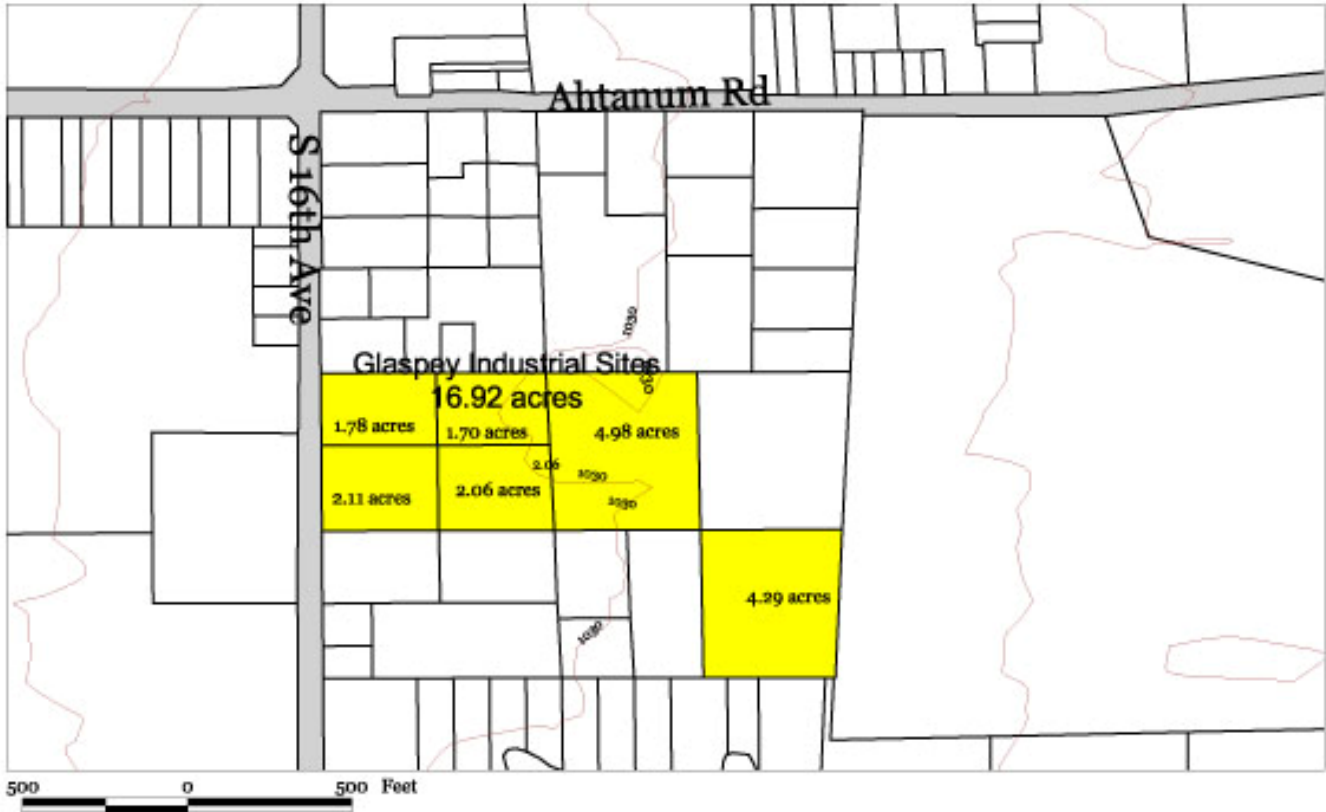


Glaspey Industrial Site

Union Gap, Washington



Fast Facts

Land area: 16.92 acres

Building: No

Price:

Zoning: Light Industrial

Transportation:

10 minutes to Interstate 82

5 minutes to Yakima Air Terminal

2.5 hours to Seattle

Water: 12" water line on site

Sewer: 8" sewer on site

Natural gas: Provided by Cascade Natural Gas

Telecommunications: Provided by Qwest

Electricity: Provided by Pacific Power

3-phase 12.47 Kv

Estimated labor force within 30 miles: 105,500



Contact:

Bill Glaspey, Jr.

509-248-4778

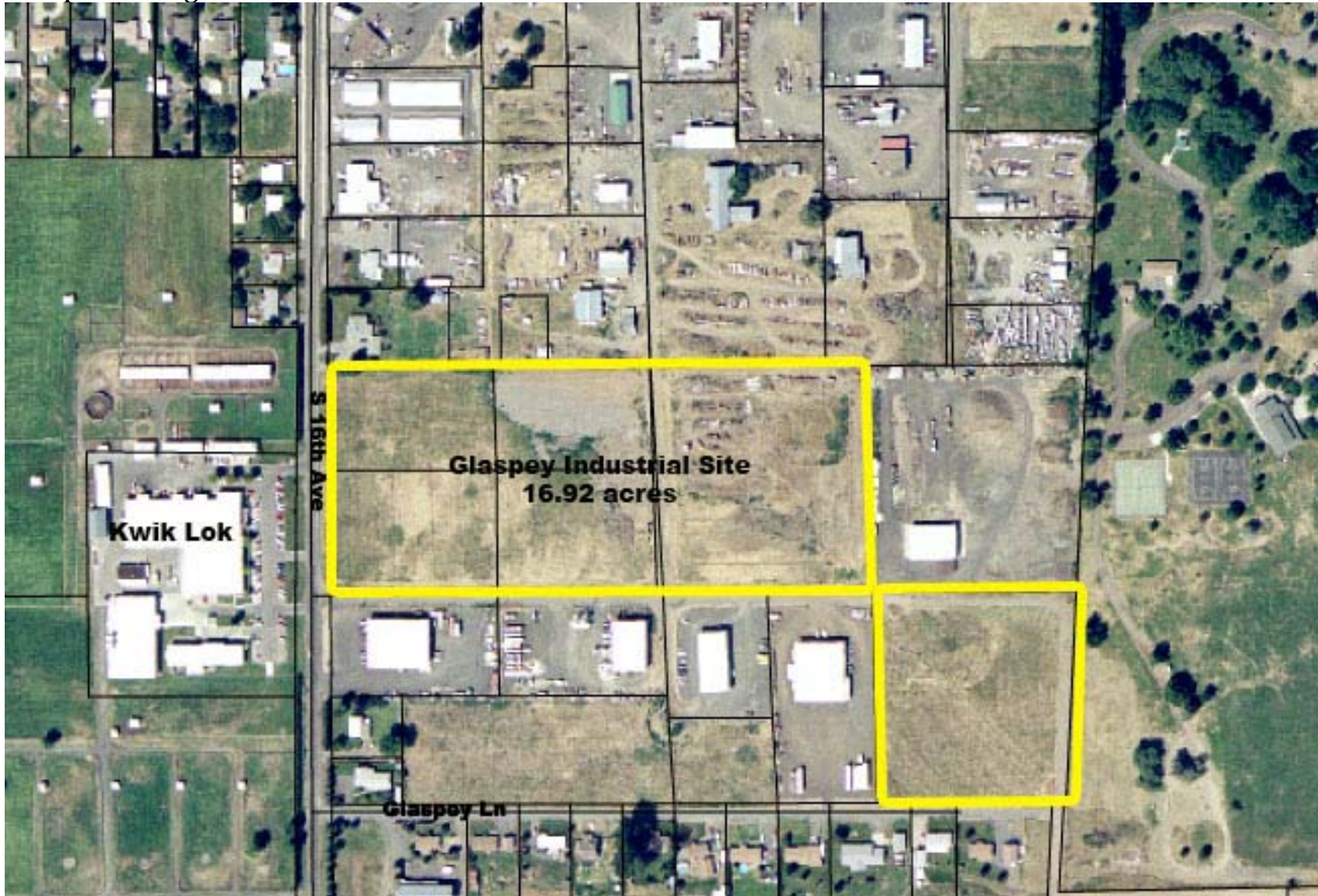
For more information and additional available buildings and industrial land, contact:

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.

Glaspey Industrial Site

Union Gap, Washington



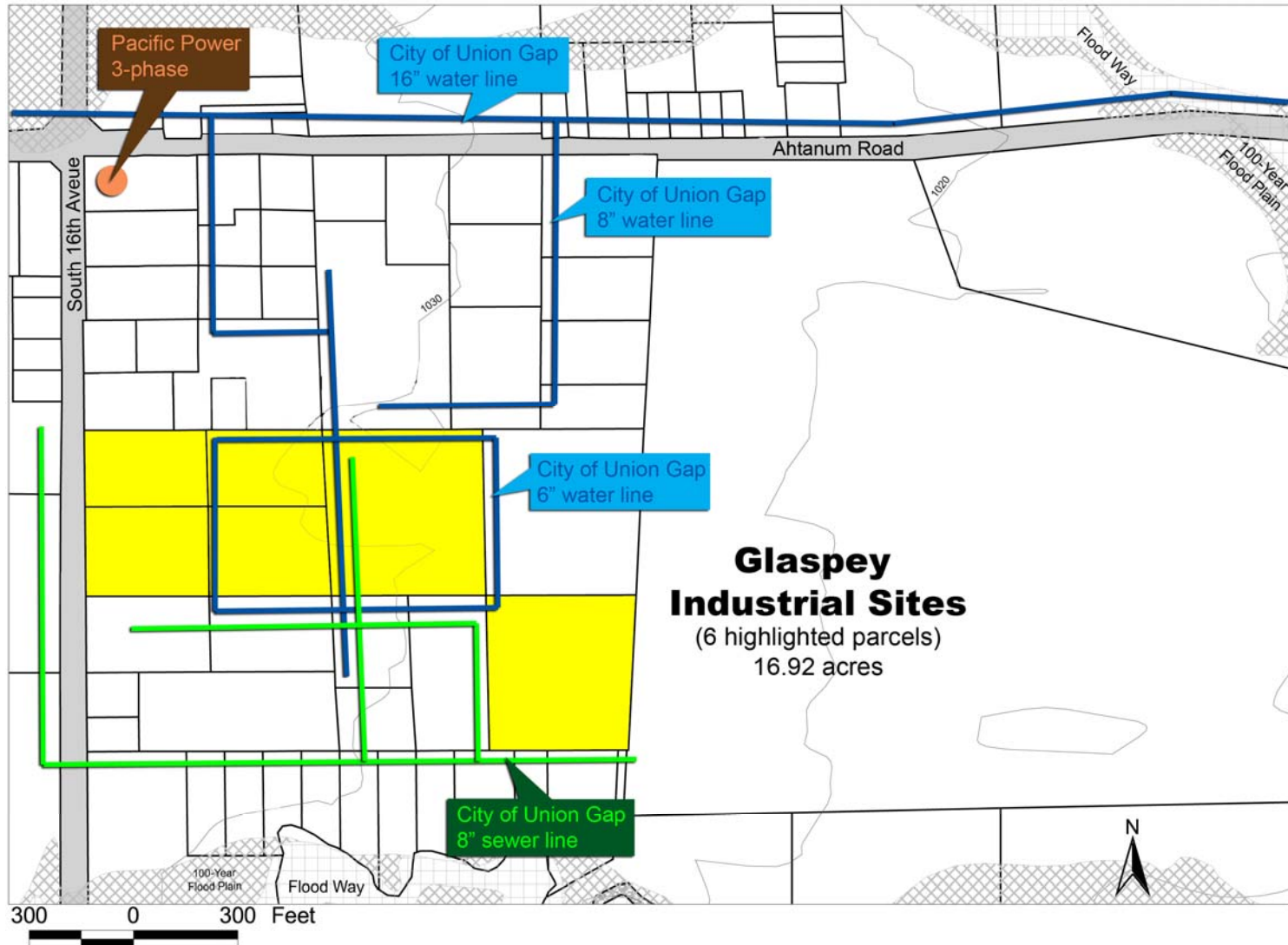
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Community Profile

Union Gap, Washington



Contacts

Jim Lemon, Mayor
City of Union Gap
102 W. Ahtanum Road
Union Gap, Washington 98903
1-509-248-0432
www.ci.union-gap.wa.us

David McFadden, President
Yakima County Development Assn.
10 North 9th Street
Yakima, WA 98903
1-509-575-1140
newvision@ycda.com

Population

City of Union Gap: 5,700
Within 15 miles: 156,467
Within 30 miles: 263,277

Government

Form: Mayor/Council/Manager. The seven-person council and the Mayor are elected by the citizens of Union Gap to 4-year terms.

Taxes and fees:

- State Sales Tax: 6.5%;
- Local City Tax: 1.4%
- Washington State has no corporate income, unitary, or inventory tax nor tax on interest, dividends, or capital gains.

All other taxes: <http://dor.wa.gov/content/taxes/>

Location

Union Gap is situated on the southern boundary of Yakima, 5 miles from Yakima City center, with direct access to I-82, I-90, US Routes 12 and 97, and State Routes 22, 24, 241 and 410. It is approximately 155 miles from Seattle, 200 miles from Spokane and 180 miles from Portland.

Quality of Life

Recreation: There are city parks and museums, parades, festivals, wineries and wine tasting, and an active recreation program. Outdoor activities include hunting, fishing, skiing, rafting and hiking.

Healthcare: The Union Gap area supports several medical, dental and chiropractic offices, and major hospitals and clinics are within a 10 minute drive.

Housing: The median sale price is \$130,000.

Schools: The Union Gap School District #2 enrolls 602 students in their elementary /middle school. LaSalle High School serves 210 students.

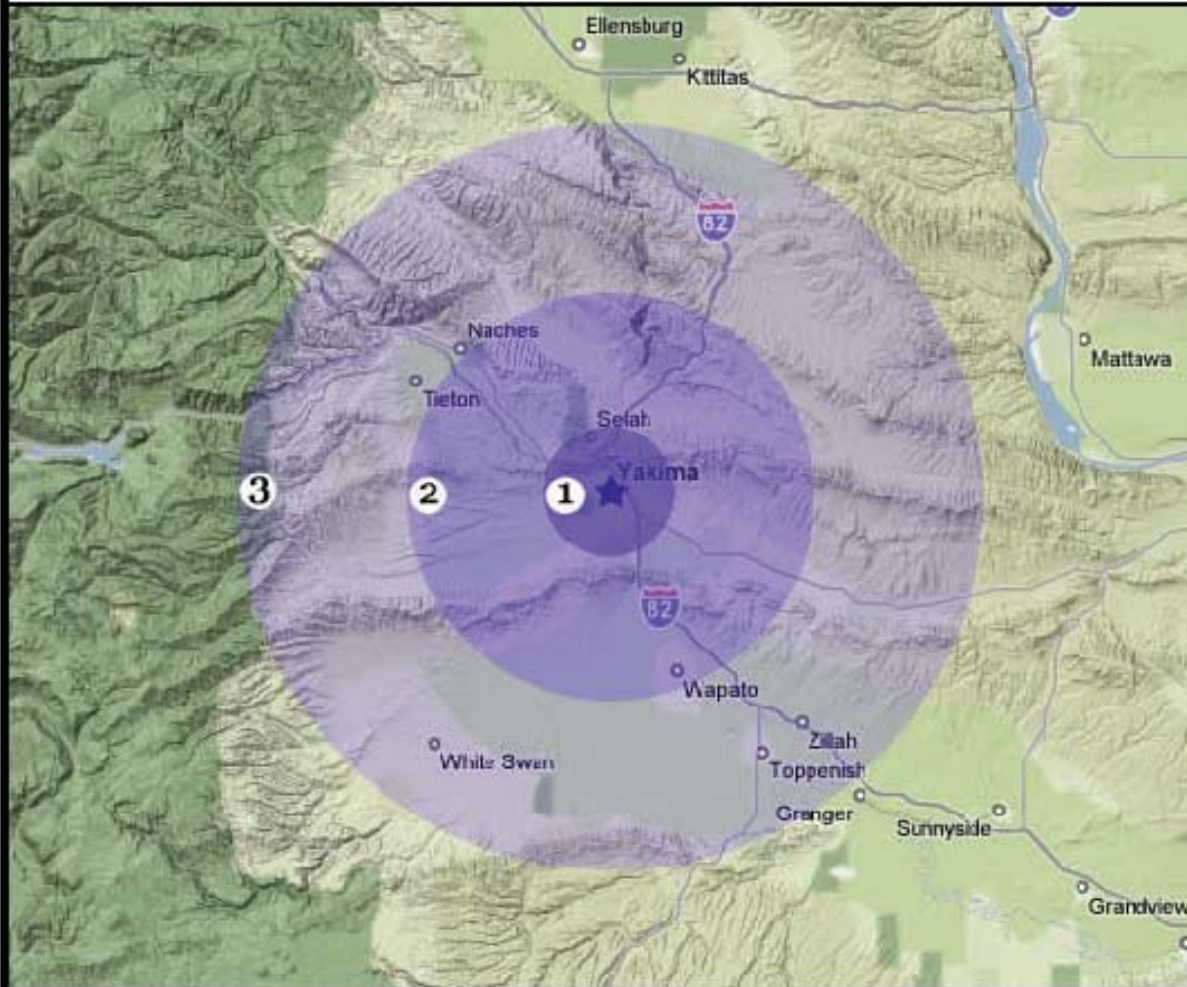
Churches: Union Gap has churches of all denominations.

Media: Union Gap is served by several newspapers, all major TV stations and 15 Hispanic and English radio stations.

Large employers in the area:

Atrium Windows and Doors	Magic Metals
Thermoforming LLC	Costco
All-Wood Components	Printing Press Inc.
King Brothers Woodworking	Macy's

Labor Force Proximity Map



YAKIMA COUNTY, WA

Upper Yakima Valley

Workforce Radius

- 1** (5 Miles)
Labor Force = 51,312
- 2** (15 miles)
Labor Force = 75,202
- 3** (30 Miles)
Labor Force = 88,704



New Vision, The Yakima County Development Association
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email: info@ycda.com | web: www.ycda.com