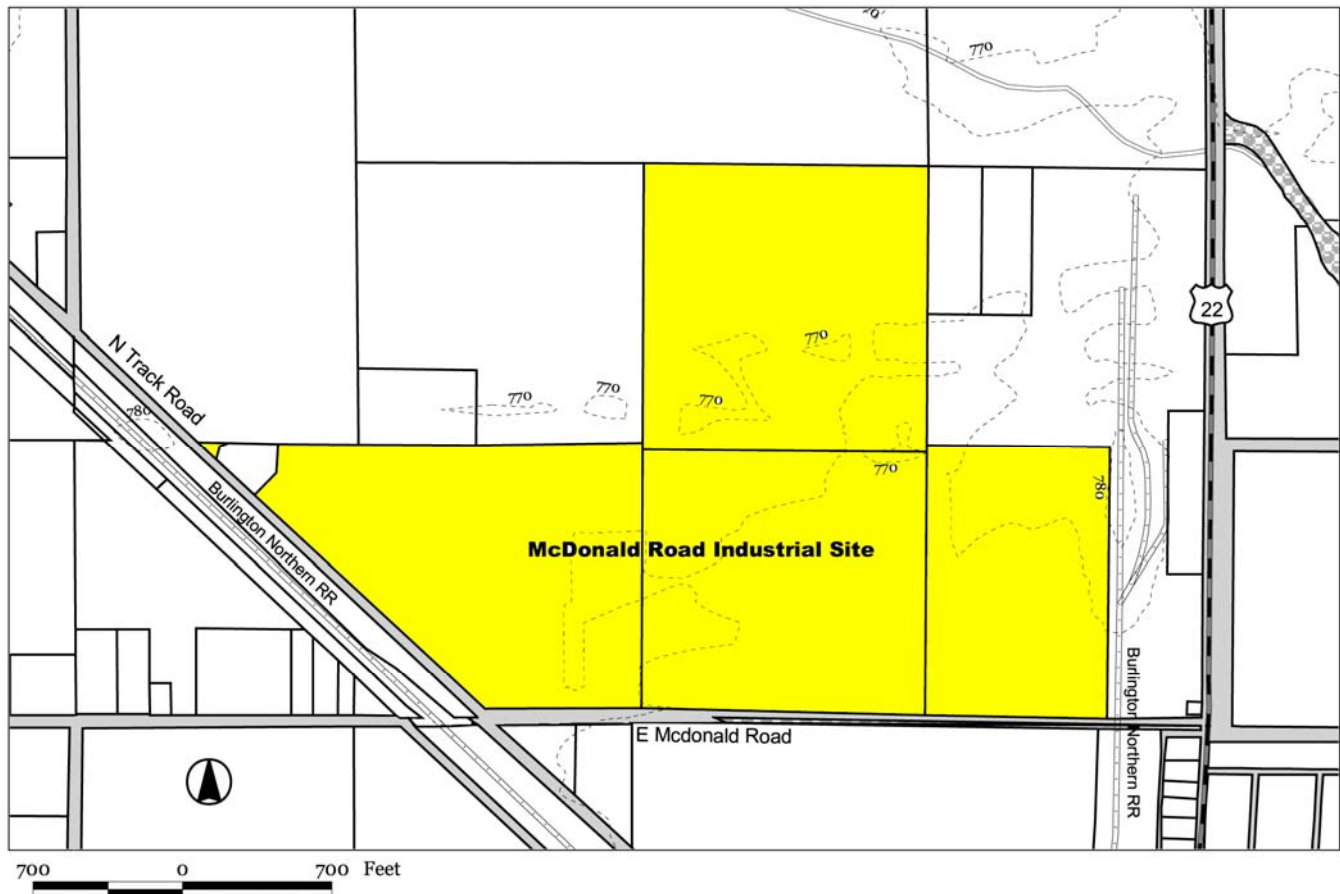


McDonald Road Industrial Site

Toppenish, Washington (unincorporated Yakima County)



Fast Facts

Land area: 143.21 acres

Building: No

Price: \$20,000/acre

Zoning: Agriculture

Transportation:

Adjacent to rail

2 minutes to Interstate 82

40 minutes to Yakima Air Terminal

3 hours to Seattle

Water: 6" line 400' east on SR22

Sewer: 10" line 400' east on SR22

Natural gas: On site

Telecommunications: Provided by Sprint

Electricity:

Dual feed, 12,470 volt capacity on McDonald

Estimated labor force within 30 miles: 111,500



Contact

Curtis Parrish 509-945-0154

Steve Parrish 509-945-0155

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.

McDonald Road Industrial Site

Toppenish, Washington (unincorporated Yakima County)



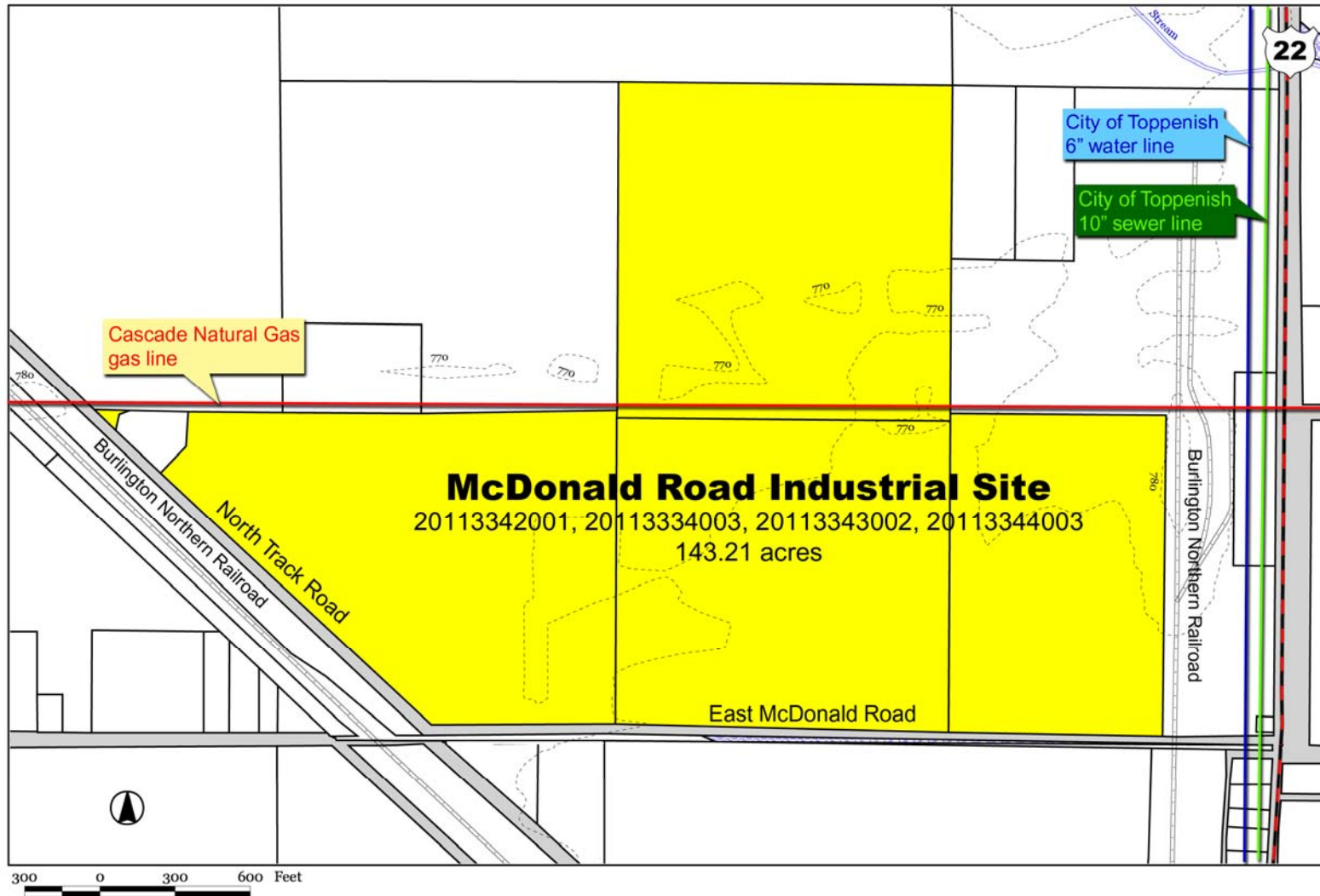
For more information and additional available buildings and industrial land, contact:

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.

McDonald Road Industrial Site

Toppenish, Washington (unincorporated Yakima County)



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.

Community Profile

Toppenish, WA



Contacts

William Murphy, City Manager
City of Toppenish
21 West 1st Ave.
Toppenish, WA 98948
509.865.6319
wmurphy@cityoftoppenish.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 Toppenish - 9,140
Within 15 Miles - 65,926
Within 30 Miles - 222,846

Government

Form: Mayor/Council/Manager. The seven-person council is elected by the citizens of Toppenish 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

Toppenish is located on the Yakima Indian Reservation 20 miles Southeast of Yakima on US Route 97 with direct access to I-82, I-90, US Route 12 and State Routes 22, 24, 241 & 410. Toppenish is approximately 165 miles from Seattle, 160 miles from Portland and 215 miles from Spokane.

Quality of Life

Recreation: Toppenish, "Where the West Still Lives," is rich in cultural diversity. In addition to city parks, a golf course and a library, there are rodeos, parades, fairs, award-winning murals, museums, cultural festivals, wineries & wine tasting. Outdoor activities include hunting and fishing.

Housing: Median home price is \$110,000.

Schools: Toppenish has one preschool, four elementary schools, one middle school, one high school and an alternative school. Heritage University is a four-year private institution focusing on teacher education and social sciences.

Churches: Toppenish has churches of various denominations.

Media: Several newspapers, all major TV stations, Radio stations in English and Spanish and Native American stations.

Top Area Employers

Del Monte

Silgan Containers

Legends Casino

AB Foods

Information updated on 10.15.10 and provided to you by:

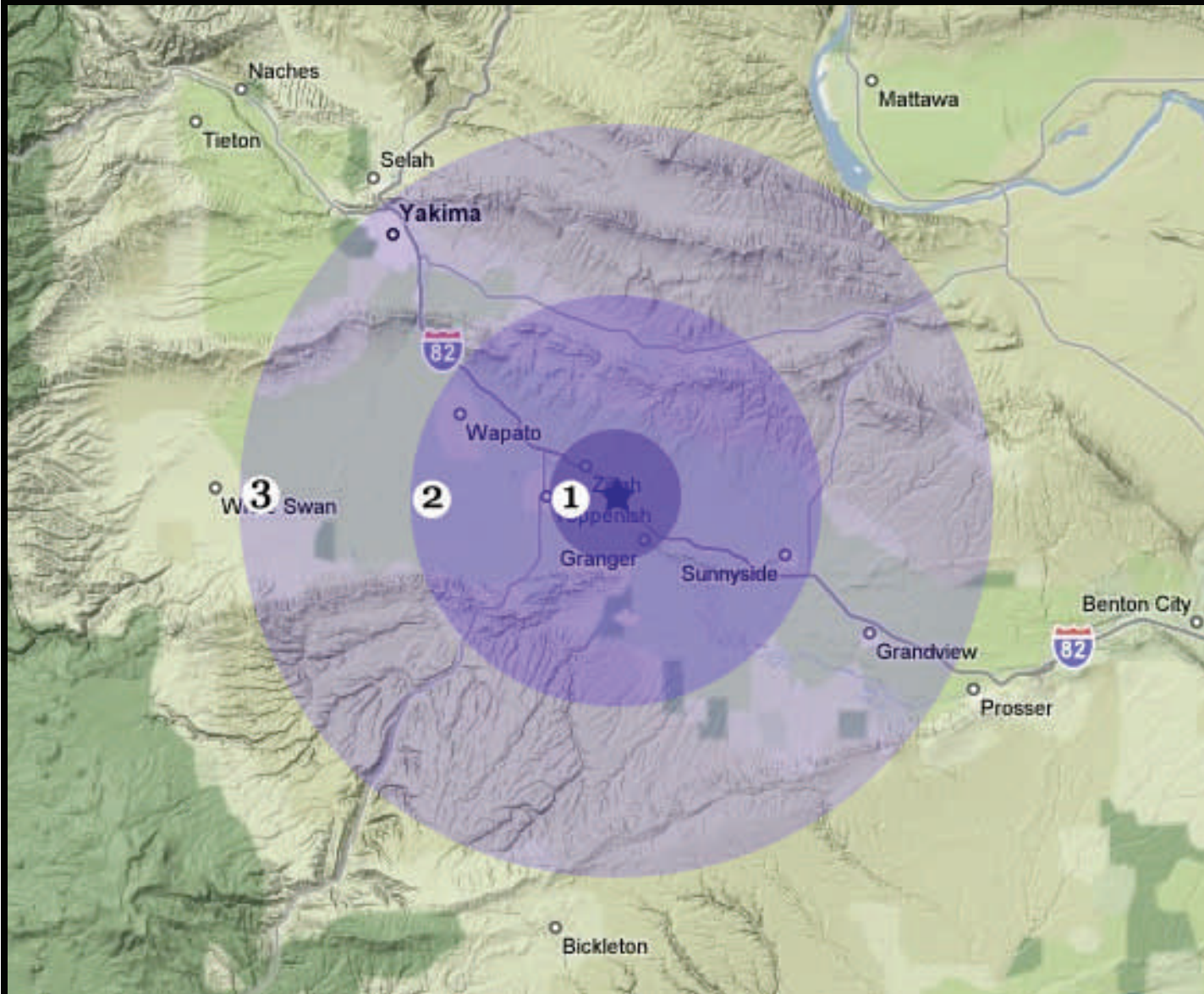
New Vision, the Yakima County Development Association

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



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