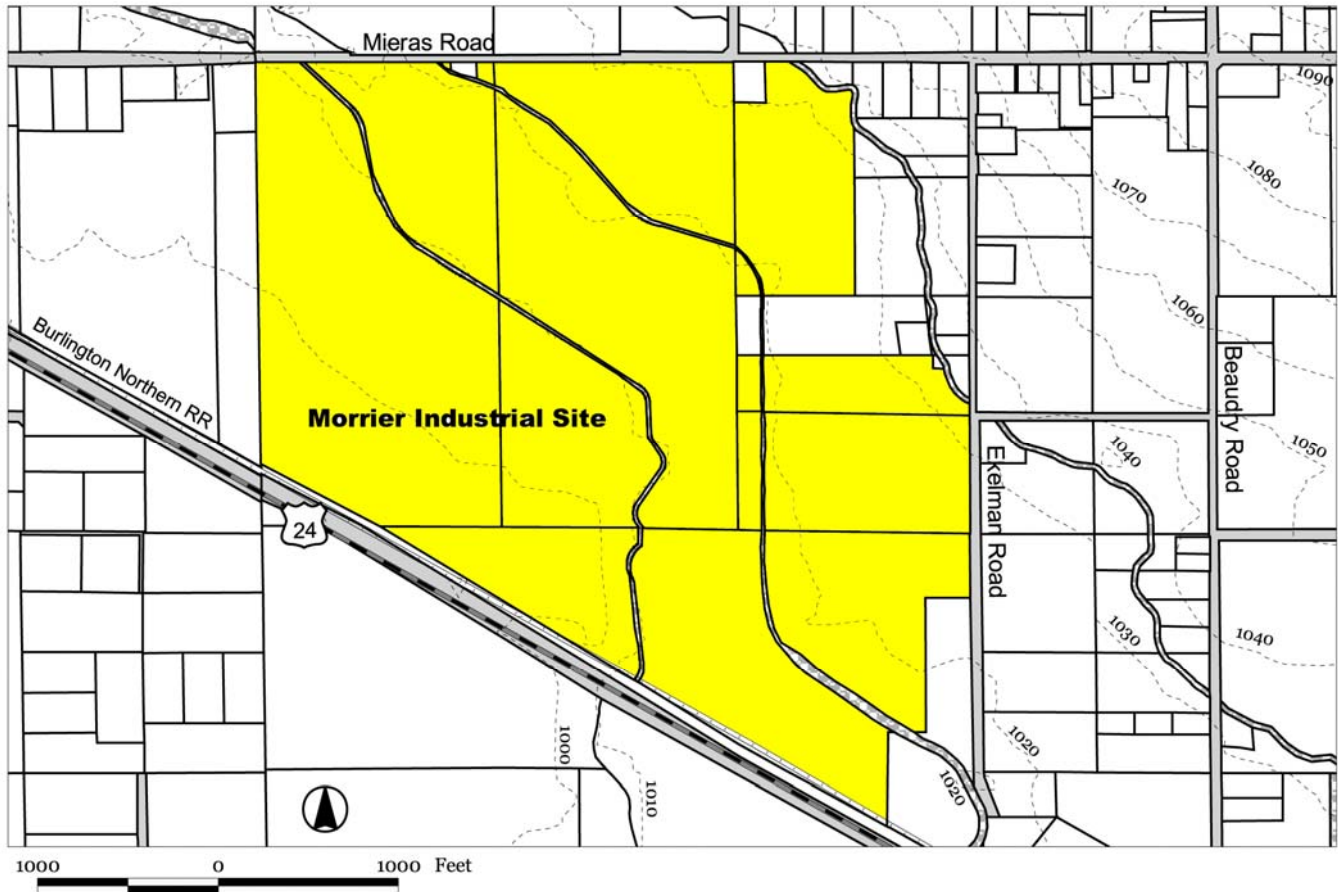


Morrier Industrial Site

Moxee, Washington



Fast Facts

Land area: 258.64 acres

Building: No

Price: \$ negotiable

Zoning: Light Industrial

Transportation:

Adjacent to rail

5 minutes to Interstate 82

15 minutes to Yakima Air Terminal

2.5 hours to Seattle

Water: 16" & 12" line 1300' west on Beaudry Road

Sewer: 12" & 10" line 1300' west on Beaudry Road

Natural gas: 4" line at site on Mieras Road

Telecommunications: Available

Electricity: Provided by Pacific Power

Estimated labor force within 30 miles: 105,500



Contact

Joe Morrier, Sr., JEM Development (509-248-4040)
lizmcgree@jemdev.com www.jemdevelopment.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.

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Moxee, Washington



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Community Profile

Moxee, WA



Contacts

Byron Adams, Supervisor
City of Moxee
PO Box 249
Moxee, WA 98936
509.575.8851
byronadams@charter.net

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 Moxee - 2,415
Within 15 Miles - 156,467
Within 30 Miles - 211,424

Government

Form: Mayor/Council/Supervisor. The five-person council and the Mayor are elected by the citizens of Moxee to 4-year terms.
⇒ State Sales Tax: 6.5%
⇒ Local City Tax: 1.4%
All other Taxes: <http://dor.wa.gov>

Location

Moxee is located in mid-state Washington on the I-82 corridor just five miles east of Yakima; - 150 miles from Seattle, 200 miles from Spokane, 180 miles from Portland – with easy access to I-90, US Routes 12 and 97, and State Routes 22, 24, 241 and 410.

Quality of Life

Recreation: The area abounds in city parks and pools, semi-professional sports teams, theaters, libraries, art galleries, Hunting, fishing, camping, rafting and skiing.

Housing: Median home price is \$127,000.

Healthcare: Two major hospitals, two specialized Cancer centers, all necessary medical and dental services are available within the Moxee/Yakima area.

Schools: East Valley School District has two elementary schools, two middle schools, and one high school. Riverside Christian School provides private K-12 education.

Churches: All denominations are available within the area.

Top Area Employers

Ace Hardware Distribution
Olympic Fruit Company
Blueline Manufacturing
Farwest Fabricators

Alexandria Moulding
Weaver Flower
Bay Zinc
Poppoff Concrete

Information updated on 1.15.10 and provided to you by:

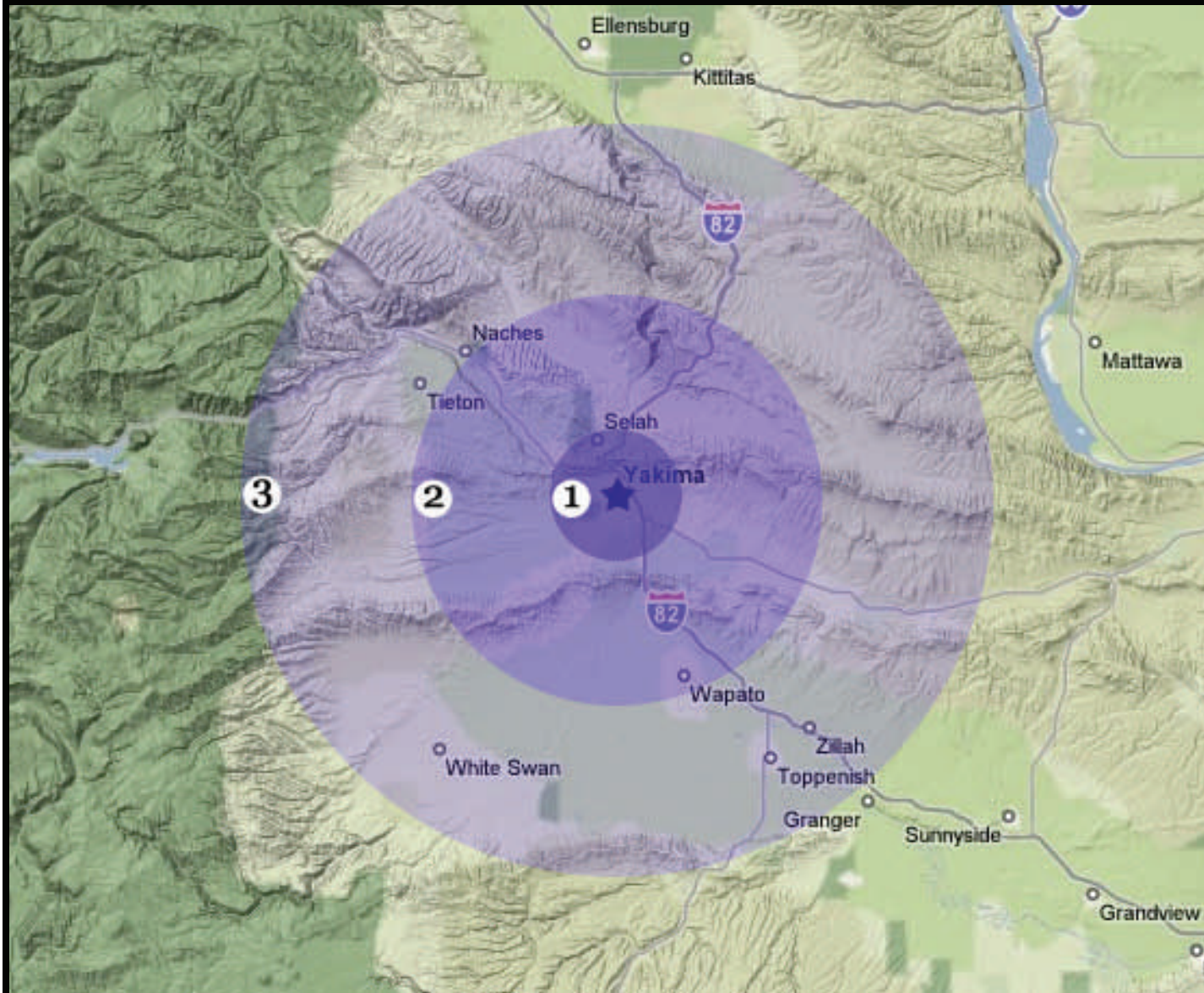
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Labor Force Proximity Map



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