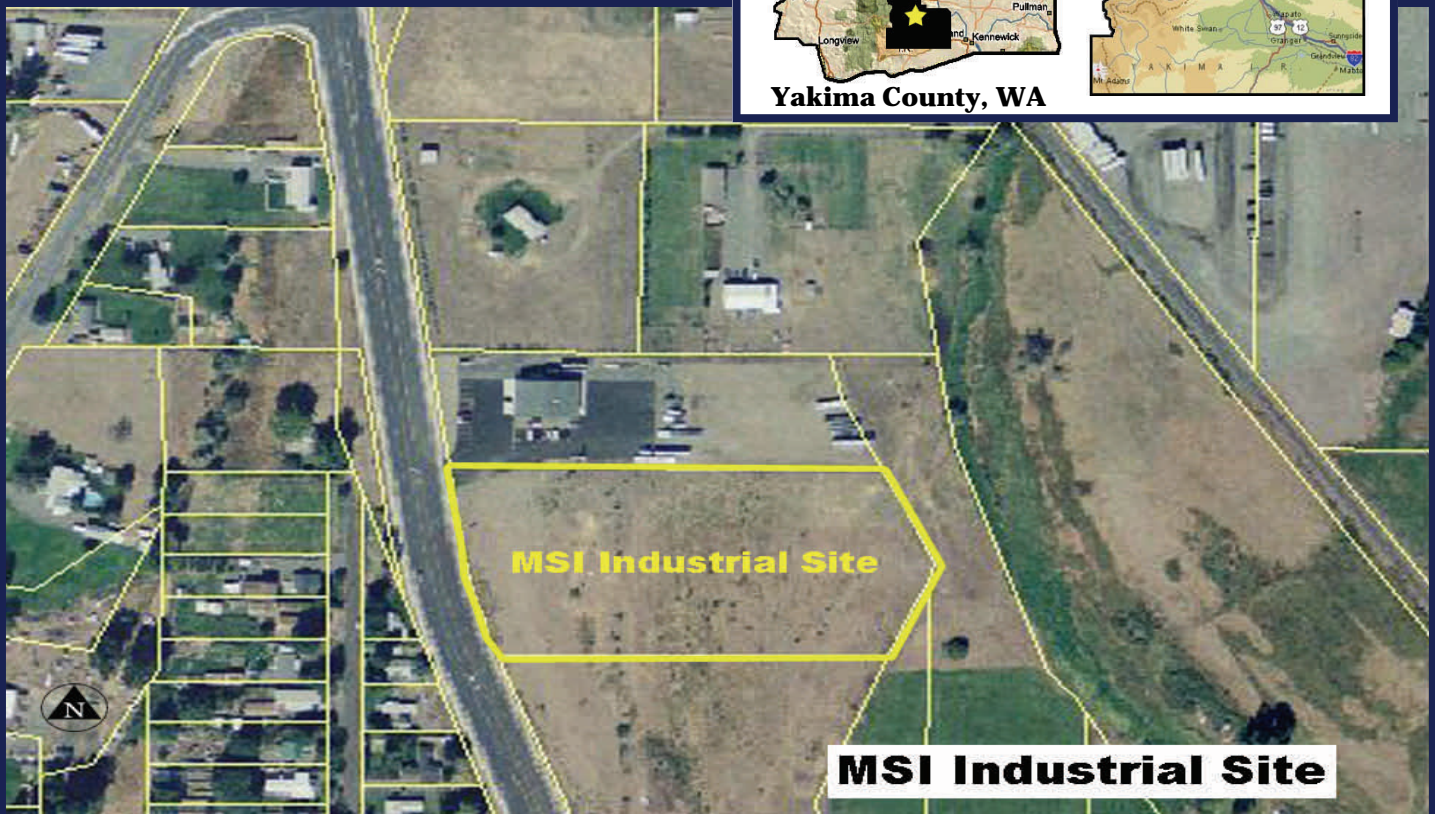


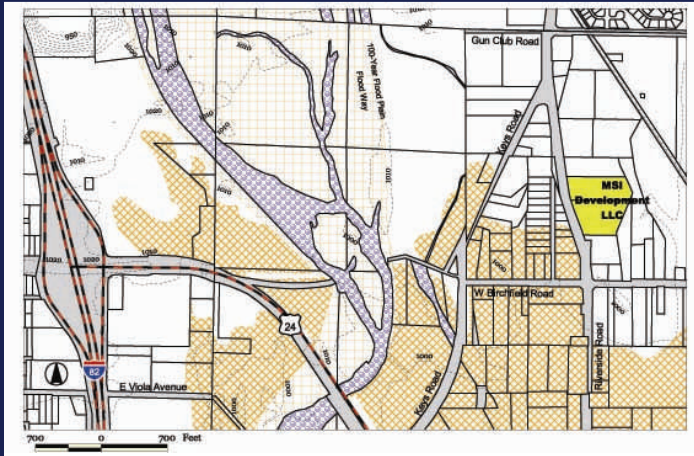
**MSI Industrial Site**  
**Terrace Heights,**  
**Unincorporated Yakima County**



**UNIVERSITY PARKWAY, YAKIMA, WA**

**FAST FACTS**

- Land area:* 4.93 acres
- Price:* \$3.00 to \$4.00 per square foot
- Zoning:* Light Industrial
- Transportation:*
  - 5 minutes to Interstate 82
  - 15 minutes to Yakima Air Terminal
  - 2.5 hours to Seattle
  - Close to rail line
- Water:* 24" line on University Parkway
- Sewer:* 24" line on University Parkway
- Natural Gas:* Cascade Natural Gas line nearby
- Telecommunications:*
  - Provided by Qwest Communications
- Estimated labor force within 30 miles:* 88,704



**CONTACT INFO**

**Bill Kloster, Owner, MSI Construction**  
 509.457.3634 | [bill@msiconstruction.com](mailto:bill@msiconstruction.com)  
**Dave McFadden**  
 Yakima County Development Association  
 509.575.1140 | [davemc@ycda.com](mailto:davemc@ycda.com)



**MSI Industrial Site**  
Terrace Heights, WA  
(unincorporated Yakima County)

# Aerial View Detail



Information updated January, 2010 and provided to you by:

**New Vision, the Yakima County Development Association**

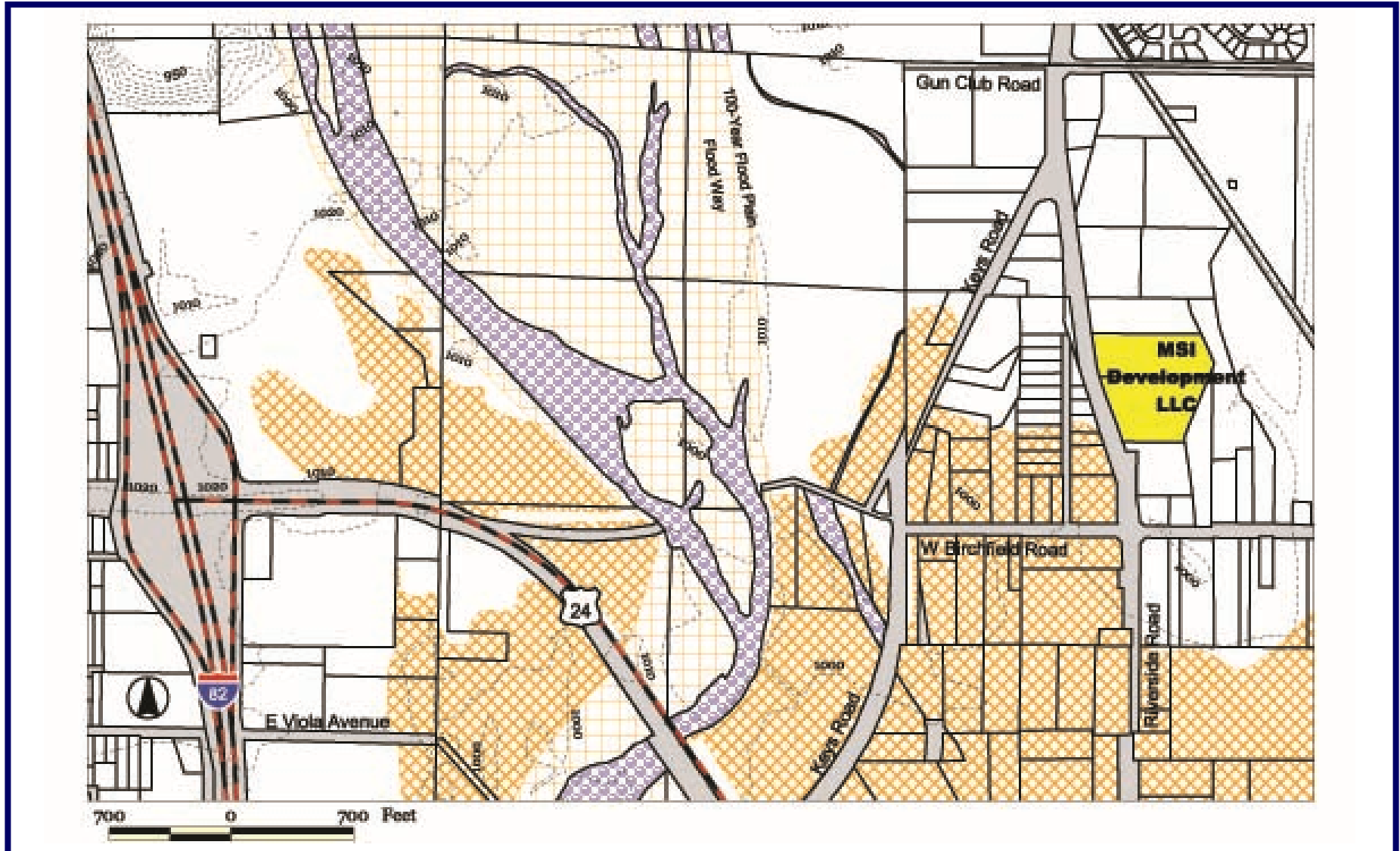
10 N. 9th St. | PO Box 1387 | Yakima, WA 98907-1387 | 509.575.1140 | info@ycda.com | [www.ycda.com](http://www.ycda.com)

Information was obtained from sources deemed to be reliable. YCDA does not, however, guarantee the accuracy of this data



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# Site Map



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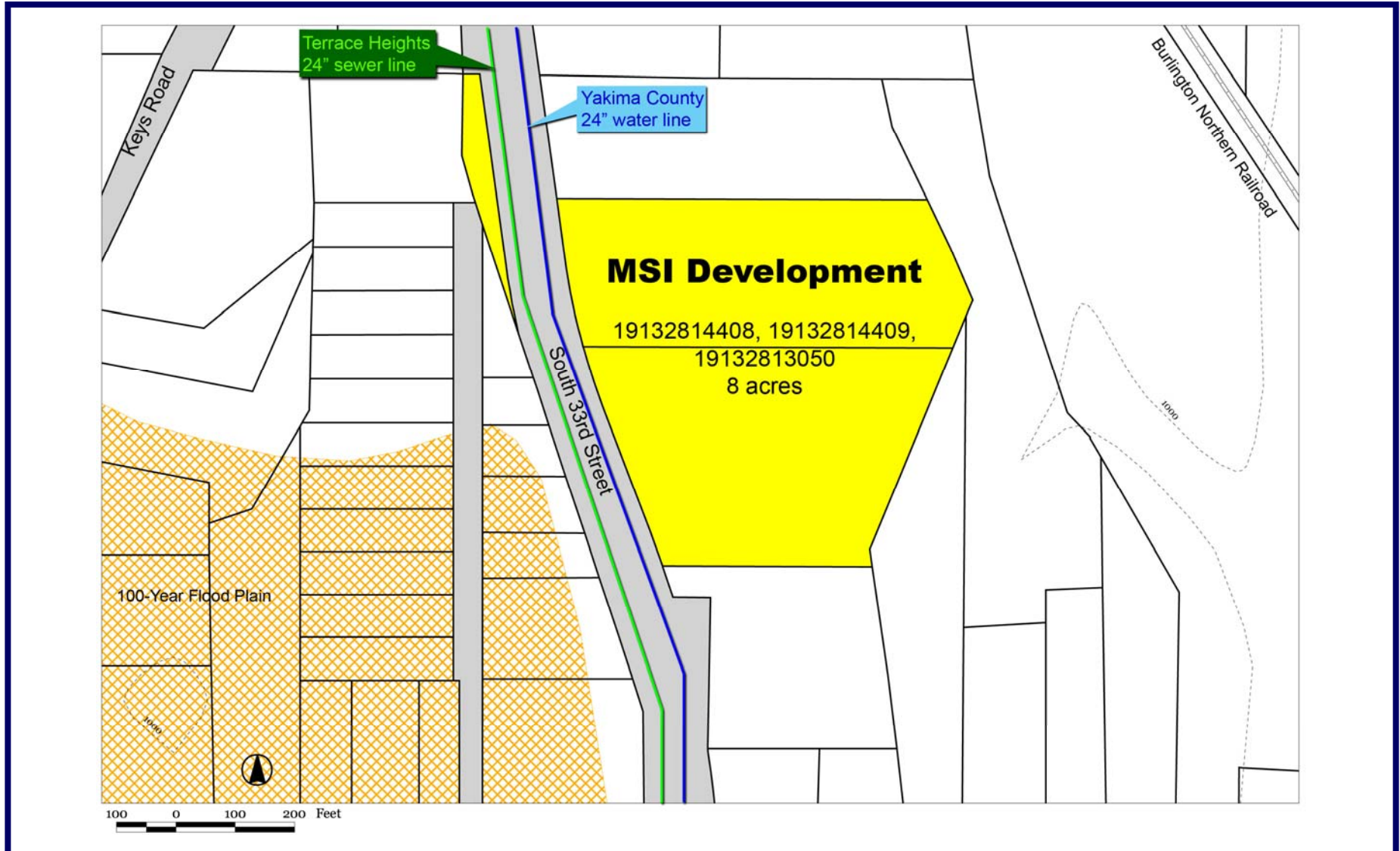
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# Utility Detail



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# Community Profile

## Union Gap, WA



### Contacts

Jim Lemon, Mayor  
 City of Union Gap  
 102 W. Ahtanum Rd.  
 Union Gap, WA 98903  
 509.248.0432  
[ugmayor@cityofuniongap.com](mailto:ugmayor@cityofuniongap.com)

David McFadden, President  
 New Vision / Yakima County Development Association  
 10 N 9th St.  
 Yakima, WA 98901  
 509.575.1140  
[info@ycda.com](mailto:info@ycda.com)

### Population

City of Union Gap - 5,775  
 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 four-year terms.

- ⇒ State Sales Tax: 6.5%
- ⇒ Local City Tax: 1.4%
- All other Taxes: <http://dor.wa.gov>

### 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 & 97 and State Routes 22, 24, 241 & 410. Union Gap is approximately 155 miles from Seattle, 180 miles from Portland and 200 miles from Spokane.

### Quality of Life

**Recreation:** There are city parks and museums, parades, festivals, wineries & 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. Two regional hospitals and other specialty care clinics are within 10 minutes.  
**Housing:** Median home price is \$130,000.  
**Schools:** The Union Gap School District #2 enrolls 613 students in their elementary/middle school. Private LaSalle High School serves 210 students.  
**Churches:** Union Gap has churches of all denominations.  
**Media:** Several newspapers, all major TV stations, 15 radio stations in English and Spanish.

### Top Area Employers

- |                           |              |
|---------------------------|--------------|
| Atrium Windows & Doors    | Magic Metals |
| Longview Fibre            | PPI, Inc.    |
| King Brothers Woodworking | CubCrafters  |

Information updated on 10.15.10 and provided to you by:

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