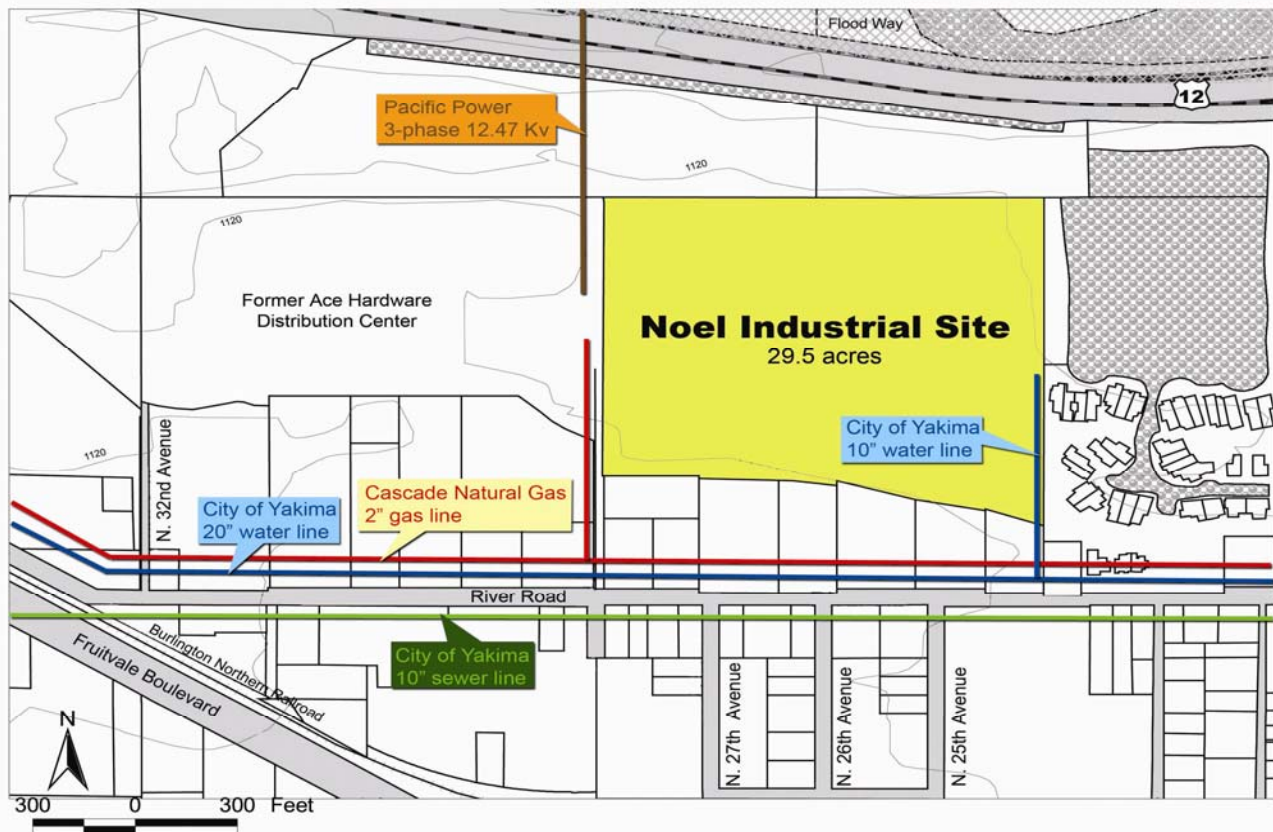


Noel Industrial Site

Yakima, Washington



Fast Facts

Land area: 29.5 acres

Building: No

Price: \$3-4/square foot

Zoning: Light Industrial

Transportation:

5 minutes to Interstate 82

15 minutes to Yakima Air Terminal

2.5 hours to Seattle

Rail: BNSF rail line located south of site

Water: 20" line on River Rd

Sewer: 10" line located on River Rd

Natural gas: 2" line located on River Rd

Telecommunications: Provided by Qwest

Electricity: Provided by Pacific Power and Light

Estimated labor force within 30 miles: 105,500



Contact

Justin Noel – 509-248-1313

justin@noelcorp.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.

Noel Industrial Site

Yakima, Washington

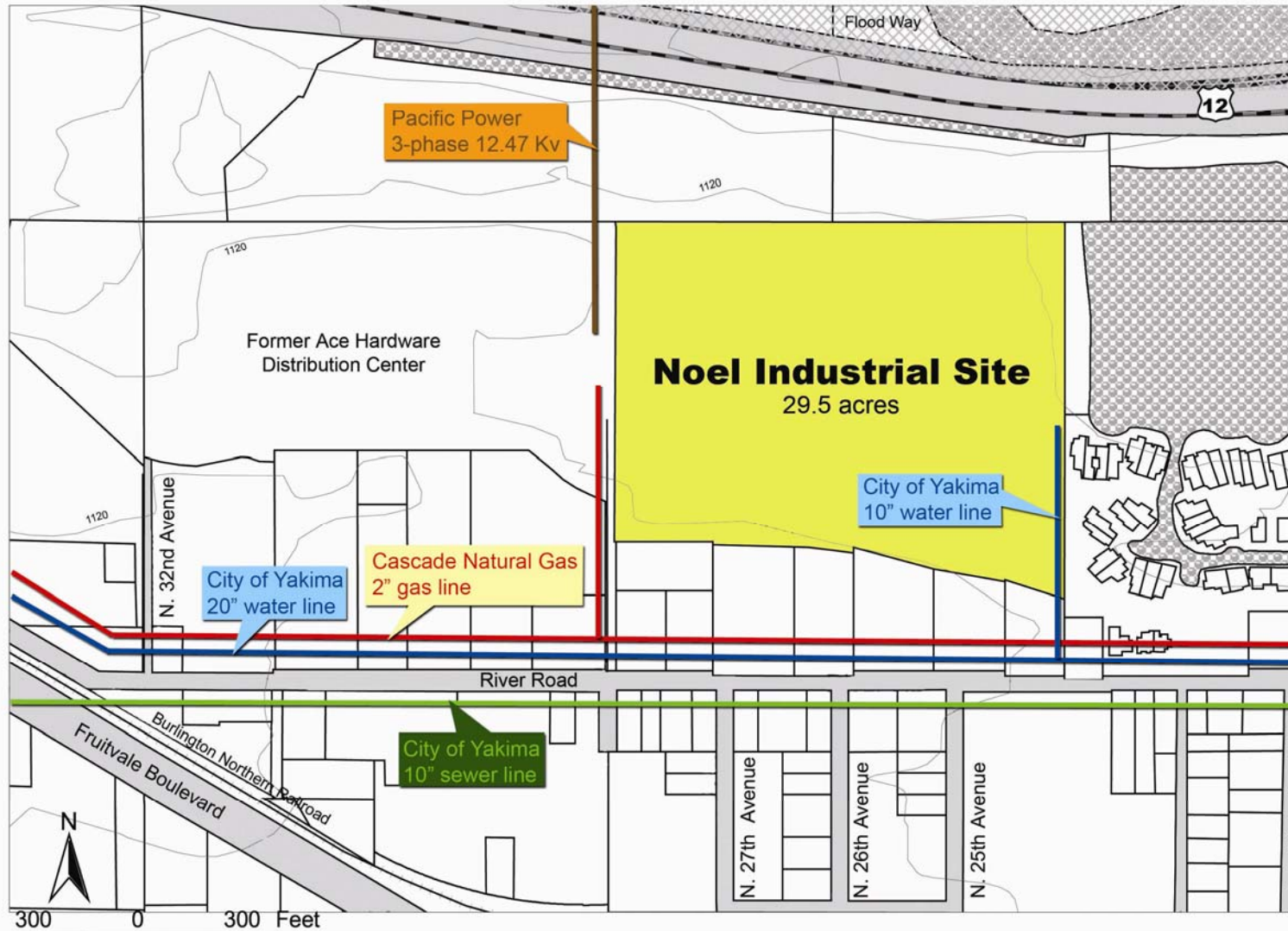


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Noel Industrial Site

Yakima, Washington



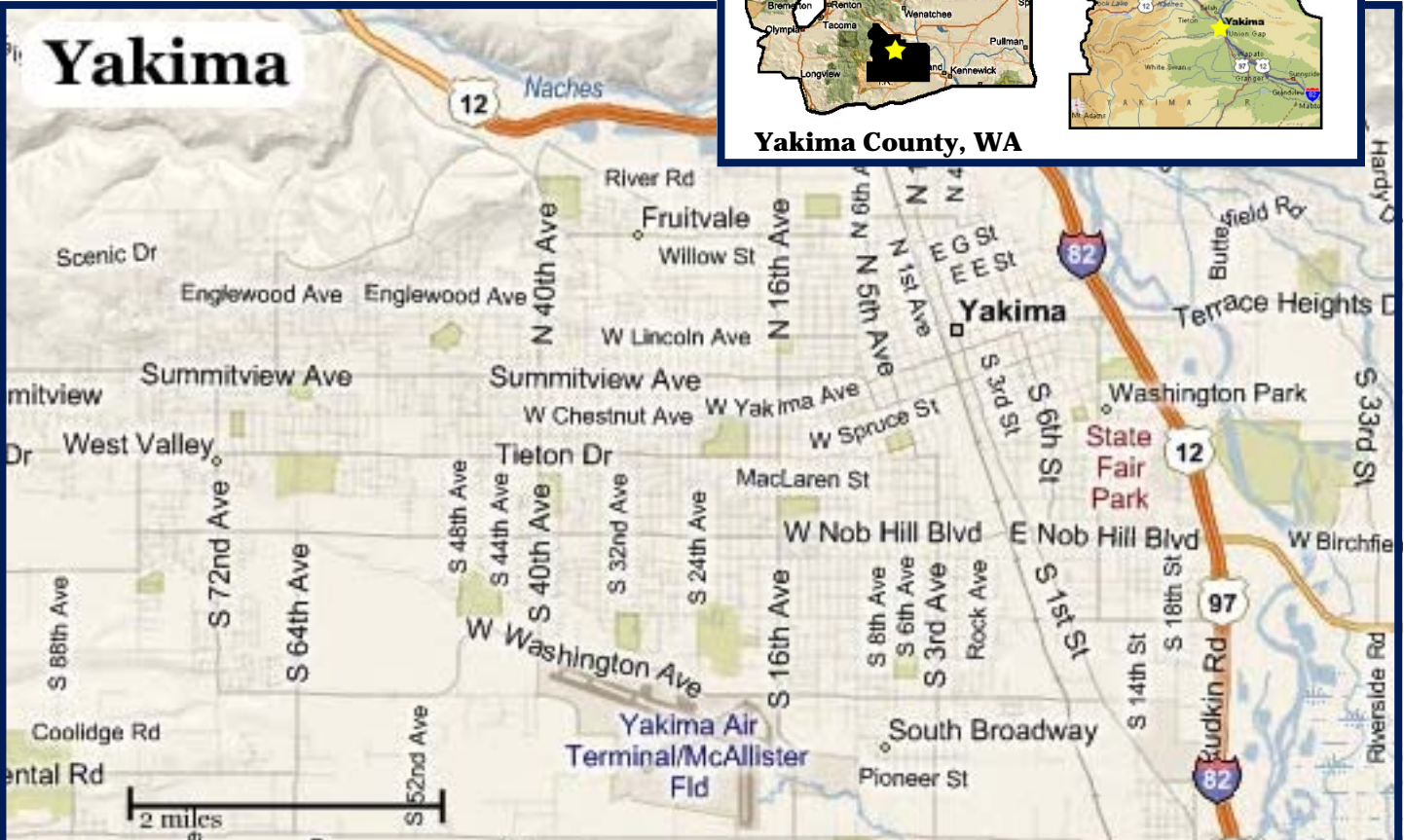
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Community Profile

Yakima, WA



Contacts

Bill Cook, Director
Community & Economic Development
City of Yakima
129 N. 2nd St.
Yakima, WA 98901
509.575.6227
bcook@ci.yakima.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 Yakima - 84,300
Within 15 Miles - 156,467
Within 30 Miles - 211,424

Government

Form: Council/Manager. The seven-person council is elected by the citizens of Yakima to four year terms. The council elects the mayor to a one year term.

⇒ State Sales Tax: 6.5%

⇒ Local City Tax: 1.7%

All other Taxes: <http://dor.wa.gov>

Location

Yakima is located in South Central Washington where the Naches and Yakima rivers join. It is centrally located on the I-82 corridor; 140 miles from Seattle, 188 miles from Portland and 196 miles to Spokane—with direct access to I-82, I-90, US Routes 12 & 97 and State Routes 22, 24, 241 & 410.

Quality of Life

Recreation: There are 63 culturally significant sites, art galleries, libraries, museums, State parks, three professional sports teams, fishing, hunting, skiing, camping, hiking, rafting and boating.

Housing: Median home price as of June 2008 was \$162,266.

Schools: Yakima School District has 14 elementary schools, four middle schools and three high schools. There are early childhood, specialized and alternative schools. Yakima Valley Community College, a technical institute, and a medical university are also within the city.

Churches: Yakima has churches of all denominations.

Media: Several newspapers, all major TV stations, 15 radio stations in English and Spanish.

Top Area Employers

Yakima Valley Memorial Hospital	Yakima School District
Yakima Regional Hospital	Yakima County
Yakima Valley Farm Workers Clinic	Walmart

Information updated on 1.15.10 and provided to you by:

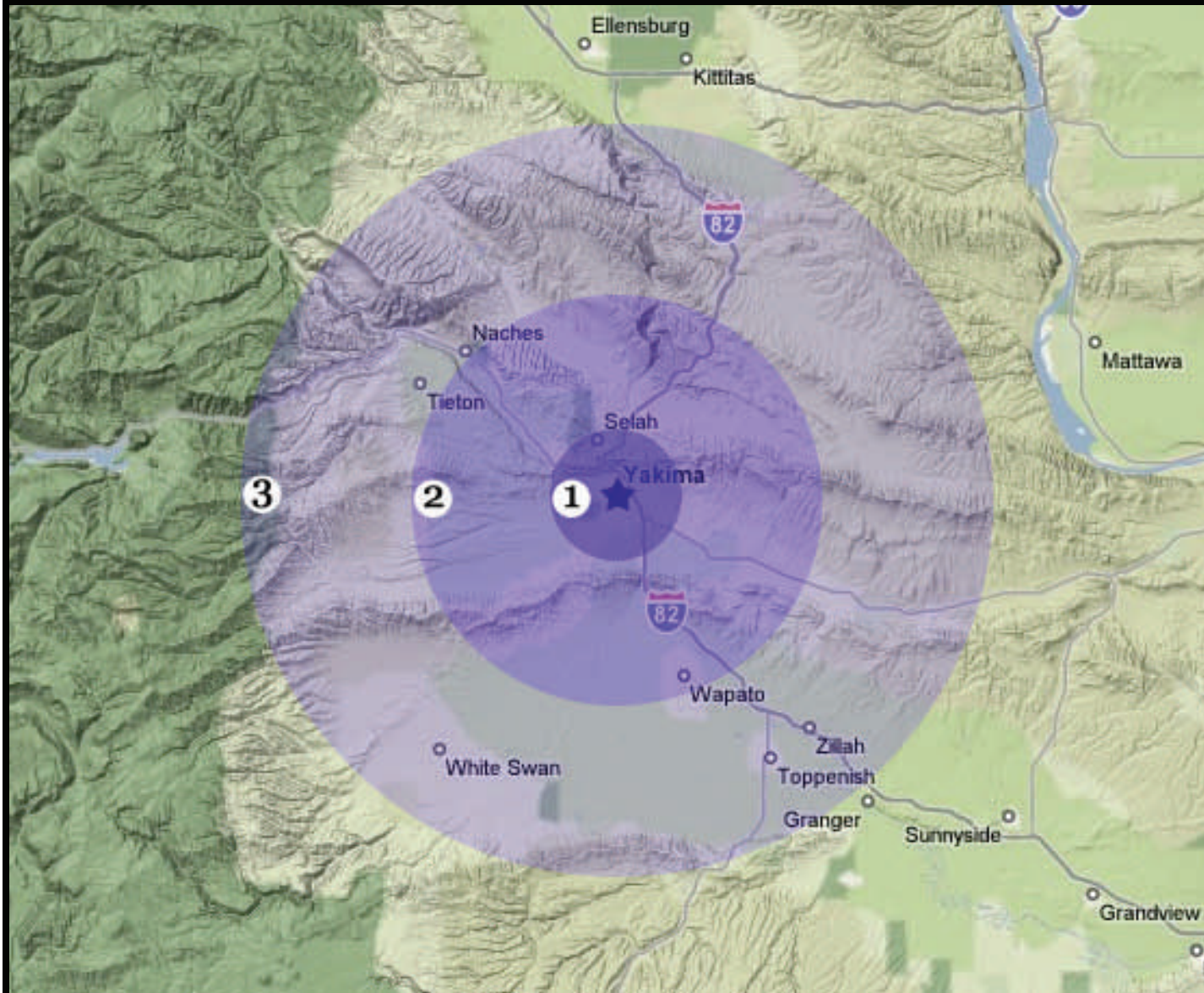
New Vision, the Yakima County Development Association

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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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