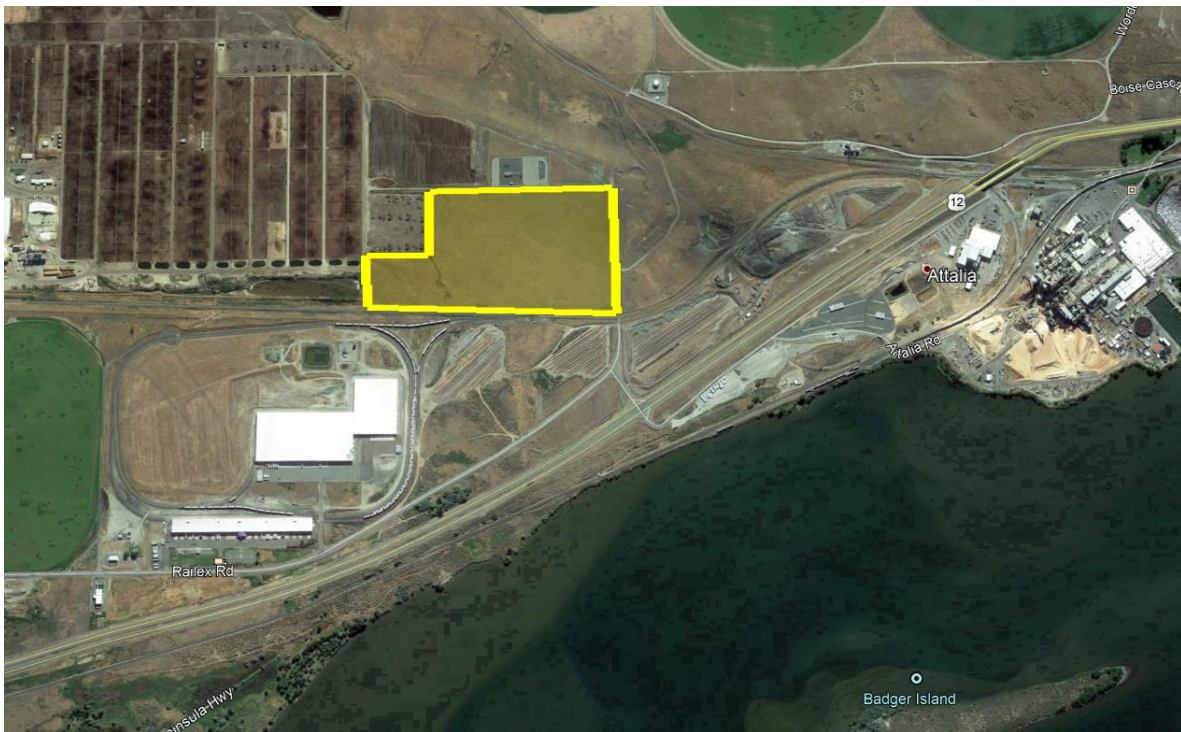


Stearns Kelly Property Walla Walla, Washington

Stearns Kelly Property is located in the western portion of Walla Walla County. The Stearns Kelly Property is 70 acres zoned Heavy Industrial. The site is adjacent to U.S. Highway 12, Union Pacific Railroad Cold Connect (<http://www.upcoldconnect.com>) and UPRR intermodal facility, 12 miles from Interstate 395, and 14 miles from the Tri-Cities Metropolitan Service Area (Pasco, Kennewick, and Richland) with a 2018 total population over 280,000. The site has potable and fire suppression water, electrical, fiber, and natural gas services and is ideal for manufacturing and large warehouse distribution and the property can be subdivided to meet the business sitting requirements.



<u>Acres:</u>	70 Acres														
<u>Zoning:</u>	Industrial Agriculture Heavy														
<u>Utilities:</u>	<table border="0"> <tr> <td>Electrical:</td> <td>Pacific Power or Columbia REA - On -Site</td> </tr> <tr> <td>Potable Water:</td> <td>Port of Walla Walla – On-Site</td> </tr> <tr> <td>Fire Water:</td> <td>Port of Walla Walla – On-Site</td> </tr> <tr> <td>Sewer (domestic):</td> <td>Engineered Septic</td> </tr> <tr> <td>Sewer (process):</td> <td>Port of Walla Walla Sprayfield</td> </tr> <tr> <td>Gas:</td> <td>Cascade Natural Gas – On-Site</td> </tr> <tr> <td>Telephone:</td> <td>Century Link Communications – On-Site</td> </tr> </table>	Electrical:	Pacific Power or Columbia REA - On -Site	Potable Water:	Port of Walla Walla – On-Site	Fire Water:	Port of Walla Walla – On-Site	Sewer (domestic):	Engineered Septic	Sewer (process):	Port of Walla Walla Sprayfield	Gas:	Cascade Natural Gas – On-Site	Telephone:	Century Link Communications – On-Site
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For more information, contact Pat Reay or Paul Gerola at the Port of Walla Walla at 509-525-3100 or by email at pr@portwallawalla.com or pg@portwallawalla.com.