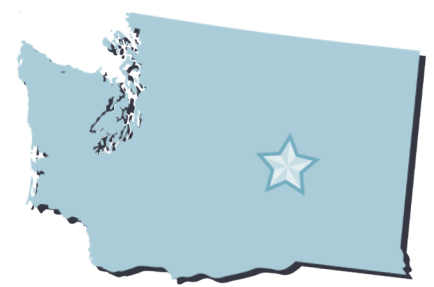


Port of Moses Lake West Industrial Site

Moses Lake, Washington



Site Information

Acreage	1,954 acres
Lease Price	Negotiable
Zoning	Heavy Industrial
Sub-dividable	Yes
Latitude Longitude	47.189990, -119.348950
Elevation	1,185 ft.
Outside of 500 Year Floodplain	Yes
Surrounding Land Use	Industrial & Rural/Urban Reserve
Port Tenants Pay Leasehold Tax	12.84 Percent
Local Sales Tax Rate	8.4 Percent

Transportation

Interstate	8 miles to Interstate 90
Highways	Adjacent to State Highway 17
Airport	Grant County International
Railroad	Under construction to the east side of the Port of Moses Lake

Utilities

Water	Under development
Sewer	Under development
Industrial Waste Water	54 million gallons
Electricity	Within 1 mile
Electricity Cost	Average 3.424 cents per kWh
Fiber Optics	Available

Emergency Services

Ambulance/Hospital	2 Miles South
Closest Fire Station	2 Miles South
Closest Police Station	4 Miles Southwest

Site Characteristics

Within Foreign Trade Zone (**FTZ #203**)

Within **Opportunity Zone**

Port of Moses Lake has 5 runways: the longest runway is **13,503 feet x 200 feet**

Big Bend Community College campus is only 2 miles to the west

Site has access to the Port of Moses Lake **Industrial Wastewater Discharge System**

Over **2,000 manufacturing employees** work within 1 mile of the site

Two 115 kV substations and **one 230 kV** substation within **one mile** of the site

Average Industrial Electricity Cost—

Contact Info Richard Hanover

Director of Business Development

Office 509-762-5363

Email ghanover@portofmoseslake.com

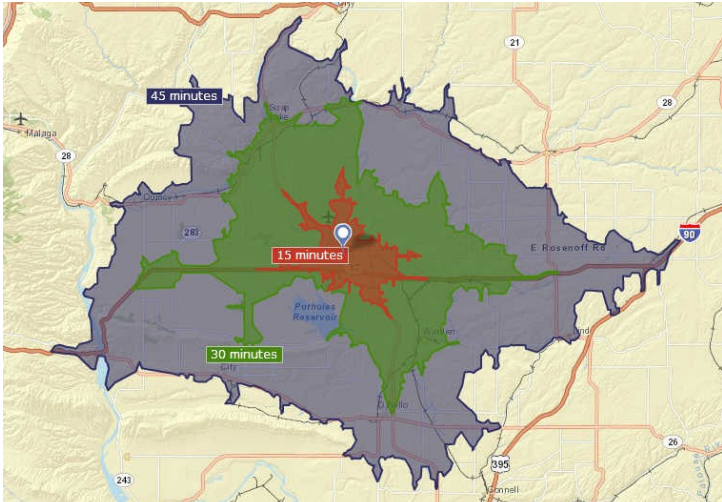


PORT OF MOSES LAKE



PORT OF MOSES LAKE

15, 30, and 45 Minute Drive Times from Moses Lake and West Industrial Park



	15	30	45
2020 Population	38,662	63,164	101,019
Median Age	33.3	34.6	32.5
Labor Force (ages 25-64)	14,721	23,768	37,955
Age 16 and Older	18,874	30,386	48,524
Median Household Income	\$50,887	\$52,241	\$51,894
Avg. Household Income	\$69,533	\$69,496	\$68,313
Per Capita Income	\$24,882	\$24,890	\$22,748
Median Home Value	\$193,23	\$189,73	\$189,978
Average Home Value	\$230,49	\$228,64	\$230,523
Business Establishments	1,306	1,968	2,964
Manufacturing Businesses	50	68	97

Source: ESRI Community Analyst Online December 2020

West Industrial Park Utilities

Water City of Moses Lake | Melissa Bethel | mbethel@cityofml.com

Sewer Port of Moses Lake

Electric Grant County PUD | Louis Szablya |

lszablya@gcpud.org

Rail Columbia Basin Rail Road | Pat Boss | cbrr.public.affairs@gmail.com

Natural Gas Cascade Natural Gas |

