

Port of Ephrata Industrial Park

Ephrata, WA



Site Information

Acreage	440
Price/Lease Rate	Varies by site location
Zoning	Heavy Industrial
Sub-dividable	Yes
Latitude Longitude	47.3277N 119.5037W
Elevation	1,260 ft. to 1,300 ft.
Outside 500 Year Floodplain	Yes
Surrounding Land Use	Industrial, Airport
Property Tax Rate	\$13.02049232920 per \$1,000
Sales Tax Rate	8.4 Percent

Transportation

Rail	1.6 Mile Rail Spur
Interstate	20 miles to Interstate 90 exchange
Highways	0.8 miles to State Highway 28 4 Miles to State Highway 17
Airport	Adjacent to Ephrata Municipal

Utilities

Water	12" Main on Site
Sewer	8" Main on Site
Electricity	1,000KVA 227/480V Building 1 1,500KVA 227/480V Building 2
Fiber Optics	Installed

Emergency Services

Ambulance/Hospital	0.9 Miles West
Closest Fire Station	1.1 Miles West
Closest Police Station	1.1 Miles West

Site Characteristics

4 Pre-Permitted "Certified" sites from 3.5 to 9 acres with **environmental reviews** and **FAA approval** already completed for buildings up to 90,000 sq. ft. with eave heights of 60 ft.

City provides **4,600 gallon per minute** water flow

Port provides rail access to **Burlington Northern Santa Fe** main line to Chicago or Seattle

2 115 kV **Substations** on site

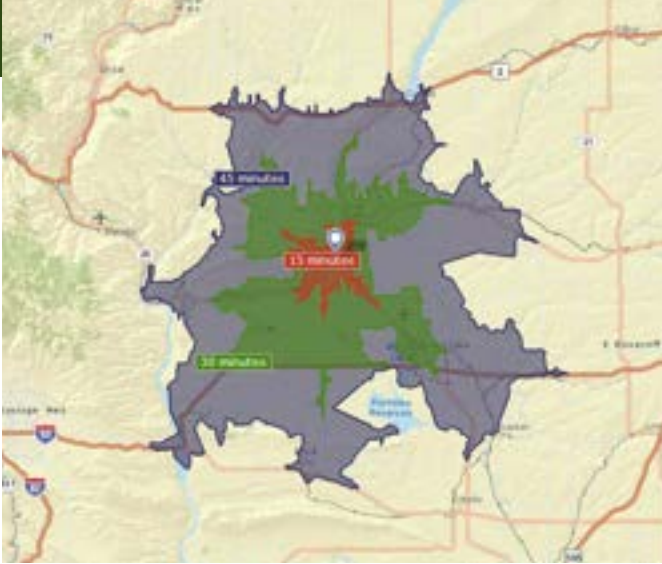
Within Foreign Trade Zone (**FTZ #203**)

Multiple Sites Available



Contact Info: David W Lanman
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15, 30, and 45 Minute Drive Times from Port of Ephrata Industrial Park



	15 Minutes	30 Minutes	45 Minutes
Population	12,528	65,848	83,978
Median Age	40.6	34.2	34.3
Labor Force (ages 25-64)	4,577	24,615	31,123
Age 16 and Older	5,811	31,568	39,744
Median Household Income	\$53,592	\$55,697	\$56,356
Avg. Household Income	\$69,785	\$73,473	\$76,015
Per Capita Income	\$27,473	\$26,007	\$26,472
Median Home Value	\$184,590	\$208,064	\$224,399
Average Home Value	\$200,035	\$242,646	\$259,832
Business Establishments	426	2,062	2,477
Manufacturing Businesses	7	61	83

Source: ESRI Community Analyst Online August 2021

Port of Ephrata Industrial Park Utilities

Water & Sewer: City of Ephrata—Michael Warren 509-754-4601 mwarren@ephrata.org

Electric: Grant County PUD—Shane Lunderville 509-754-6611 slunder@gcpud.org

Rail: Port of Ephrata—Greg Becken 509-764-3508 gbecken@portofephrata.com

