

Port of Ephrata Industrial Park Ephrata, WA



Site Information

Acreage	65
Price/Lease Rate	Varies by site location
Zoning	Heavy Industrial
Sub-dividable	Yes
Latitude Longitude	47.316641, -119.520978
Elevation	1,260 ft. to 1,300 ft.
Outside 500 Year Floodplain	Yes
Surrounding Land Use	Industrial, Airport
Property Tax Rate	\$11.2167565289 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 0.2 miles west
Sewer	8" Main 0.2 miles west
Electricity	115 kV transmission 0.7 miles west
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

Environmental reviews and **FAA approval** already completed

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**)

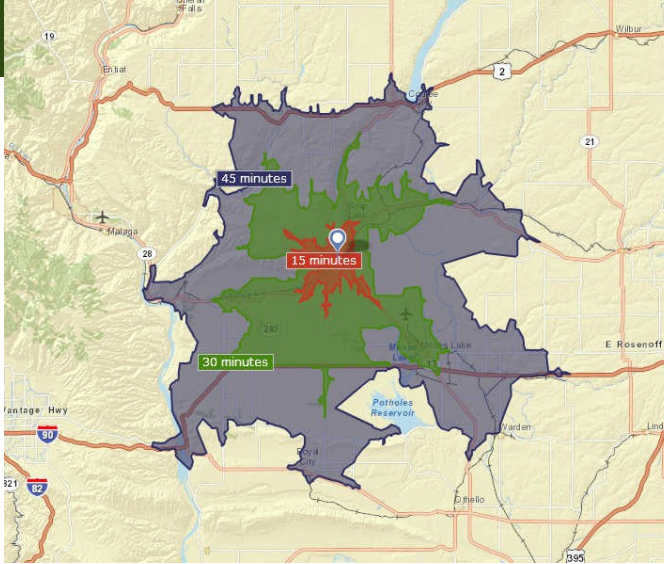
Multiple Sites Available



PORT OF EPHRATA

Contact Info: David Lanman
Executive Director, Port of Ephrata
Office: 509-750-8623
Email: director@portofephrata.com

15, 30, and 45 Minute Drive Times from Port of Ephrata Industrial Park



	15 Minutes	30 Minutes	45 Minutes
Population 2024	14,704	69,967	89,891
Median Age	38.2	34.9	35.1
Labor Force (ages 25-64)	5,683	27,318	34,775
Age 16 and Older	7,682	35,707	45,441
Median Household Income	\$68,936	\$69,019	\$70,576
Avg. Household Income	\$92,647	\$93,970	\$96,641
Per Capita Income	\$34,891	\$33,962	\$34,099
Median Home Value	\$295,073	\$329,742	\$350,328
Average Home Value	\$319,011	\$329,742	\$399,166
Business Establishments	435	2,152	2,587
Manufacturing Businesses	8	63	84

Source: ESRI Community Analyst Online October 2024

Port of Ephrata Industrial Park Utilities

Water & Sewer: City of Ephrata—Ray Towry 509-754-4601 rtowry@ephrata.org

Electric: Grant County PUD— 509.766.2517 largecustomer@care2@gcpud.org

Rail: Port of Ephrata—David Lanman 509-750-8632 director@portofephrata.com

