

# Shutler Station Industrial Park

## For Lease/ Build to Suit



Industrial Development Sites, up to ~~90~~ 65 acres remaining  
200 acres undeveloped private Industrial land also available

Arlington, Oregon

November 2012

## Property Highlights

- Rare offering of large industrial development sites on the entry way to the Columbia River Gorge.
- Water and Sewer available on site
- Unique Gilliam County zoning designation allows for a wide range of uses including, manufacturing, distribution facilities, container and equipment storage.
- Available for build to suit, or lease for development
- Zoned Intermodal Industrial
- Rail Service on site. Two (2) rail spurs off short line each approximately 4,400' long. Additional track/ storage space feasible.
- Located in the Gilliam County enterprise zone
- I-84 and Columbia River corridor access
- Gilliam County eligible incentives
- 200 acre private party undeveloped Industrial acreage also available.
- Low rain fall area – Averages 8 inches annually



## Executive Summary

The Port of Arlington Economic Development Department in collaboration with Gilliam County offers the property at Shutler Station Industrial Park for lease, with parcels up to 32 acres available. This intermodal industrial property is build ready. An additional 215 acres of private Industrial land is also available.

Property is located in close proximity to interstate, rail, major electrical power transmission lines, Columbia River, and fiber optic service.

The offering represents a unique opportunity to acquire a large development site(s) that can accommodate a variety of projects including intermodal industries, large square footage distribution centers, manufacturing facilities and similar large developments.

This site allows unit trains to maneuver on-site and enables the offloading, storage and staging of products including wind turbine components. Low rainfall (averaging 8 inches per year) reduces the need for covered work space, staging or storage areas.

## Access

Shutler Station Industrial Park's central location offers close proximity to Portland, Seattle, Boise, Salt Lake City, Kennewick, Pasco, and Richland.



- Portland 136 miles
- Seattle 257 miles
- Salt Lake City 630 miles
- Boise 294 miles
- Tri-Cities 77 miles
- San Francisco 661 miles
- Bend 170 miles
- Spokane 217 miles

## Intermodal

### Class I Railroad Intermodal

<u>Intermodal Name</u>	<u>Intermodal Address</u>	<u>Distance</u>	<u>Approximate Travel Time</u>
Shutler Station	14000 Shutler Drive	0.0 miles	0 minutes
Arlington Spur	Hwy 19	7.0 miles	8 minutes

### Columbia River Barge Facilities

Port of Arlington	100 Island Park Way	7.0 miles	9 minutes
Port of Morrow	Boardman	27.4 miles	32 minutes



Arlington – Shutler Station short line spur

Area amenities

Area firms

Arlington Ace Hardware	AES Wind
Arlington Gun Club	Boeing/ Insitu
Arlington Health Clinic	Cargill, Inc.
Arlington Marina	Chemical Waste
Arlington Post Office 97812	DCR Trucking
Arlington Public Library	Devon Oil
Arlington Rodeo Grounds	General Electric/ Caithness
Bank of Eastern Oregon	Genesis Wind
China Creek Golf Course	Hattenhauer Distributing Co.
Devin Oil – CITGO (Truck fuel Service only)	Horizon Wind Energy
Earl Snell Memorial Park	Iberdrola Renewables
Gilliam County Grain Quality Laboratory	Integrated Bakery Resources
Happy Canyon Pizza Parlor	Mid - Columbia Producers
Industrial Tire Service	Morgan Industries
Mid - Columbia Hair Design	Ness & Campbell Crane
Pheasant Grill	Oregon Waste Systems, Inc.
PMK Services	Pendleton Grain Growers
River View Deli	Port of Arlington
Salon Breeze	Proctor Environmental Services
Shell Gas Station	Proctor's Transport, Inc.
Thrifty Food Center	S4 Columbia Ridge Recovery, LLC
Village Inn Motel	Smooth Water Construction
Village Restaurant	Suzlon
	Tri- County Propane
	Walsh Trucking Co, LTD
	Waste Management of Oregon
	W-I Construction

## Market Overview

Shutler Station is located 7 miles south of Arlington on highway 19. The Park is zoned intermodal industrial property.

Among the amenities, the subject site is an active Union Pacific Railroad spur that services Shutler Station, the Columbia Ridge landfill, and a massive lay down yard large enough for wind components or other heavy industrial usage. The rail spur operations are served by Watco companies.

Wind energy generation came to Gilliam County in 2001 with the Condon Wind Farm, and has since expanded to more than 1800 MW generation capacity. The world's largest wind farm, Shepherd's Flat is nearing completion of its first phase of construction. More than 3,000 MW of wind energy generation are currently planned or proposed for construction. Other innovative renewable industrial sized energy firms have also located in the county including S4 Energy and Waste Management of Oregon.

Interstate 84 access points are only 7.0 miles from the property and offer quick travel to Tri-Cities - 1.1 hours, Portland - 2.0 hours, Seattle - 3.5 hours, and Boise – 3.5 hours. Interior truck routes keep major California markets within a day's drive. Uncongested travel makes trips throughout the vicinity very efficient.

Linus Pauling State Airport in Condon, Oregon is 30 minutes from the site.

## Incentives programs

- Business Energy Tax Credit Program
- Strategic Investment Program
- Enterprise Zone
- Loan fund and angel investment
- Workforce training funds
- Tax credit for Renewable Energy Manufacturing Facilities
- Local Site and Engineering assistance

## Recent Projects:

Boeing / Insitu

DCR Trucking

Integrated Bakery Resources/ Cargill

Morgan Industries

Gilliam County Grain Quality Laboratory

W-I Construction



## Utilities

Water and septic is provided on site. Power is provided by Columbia Basin Electric Cooperative, fiber optic lines provided by Wind Wave.

## Water

Shutler Station is served by two wells, each rated at over 90 gallons per minute with 390,000 gallons of water storage at the park.

## Septic

Septic water is treated via an expandable drain field with rated capacity of 35,000 gallons per day. Irrigation acreage for industrial treated water is available adjacent to property.

## Power

Columbia Basin Electric Cooperative supplies power to the park. Present power availability is 5 megawatts with room for additional expansion with demand. Waste Management's methane generation unit supplies 16 MW of power 24/7 to grid intertie adjacent to the site for reliable renewable generation in addition to "grid power."

## Fiber Optic

Fiber optic cable is available at site. Service can be provided to site by Wind Wave Communication if needed.

**Port Manager/ Economic Development Officer**

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