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

<table>
<thead>
<tr>
<th>Intermodal Name</th>
<th>Intermodal Address</th>
<th>Distance</th>
<th>Approximate Travel Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shutler Station</td>
<td>14000 Shutler Drive</td>
<td>0.0 miles</td>
<td>0 minutes</td>
</tr>
<tr>
<td>Arlington Spur</td>
<td>Hwy 19</td>
<td>7.0 miles</td>
<td>8 minutes</td>
</tr>
</tbody>
</table>

Columbia River Barge Facilities

<table>
<thead>
<tr>
<th>Intermodal Name</th>
<th>Intermodal Address</th>
<th>Distance</th>
<th>Approximate Travel Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Port of Arlington</td>
<td>100 Island Park Way</td>
<td>7.0 miles</td>
<td>9 minutes</td>
</tr>
<tr>
<td>Port of Morrow</td>
<td>Boardman</td>
<td>27.4 miles</td>
<td>32 minutes</td>
</tr>
</tbody>
</table>

Arlington – Shutler Station short line spur
## Area amenities

- Arlington Ace Hardware
- Arlington Gun Club
- Arlington Health Clinic
- Arlington Marina
- Arlington Post Office 97812
- Arlington Public Library
- Arlington Rodeo Grounds
- Bank of Eastern Oregon
- China Creek Golf Course
- Devin Oil – CITGO (Truck fuel service only)
- Earl Snell Memorial Park
- Gilliam County Grain Quality Laboratory
- Happy Canyon Pizza Parlor
- Industrial Tire Service
- Mid - Columbia Hair Design
- Pheasant Grill
- PMK Services
- River View Deli
- Salon Breeze
- Shell Gas Station
- Thrifty Food Center
- Village Inn Motel
- Village Restaurant

## Area firms

- AES Wind
- Boeing/ Insitu
- Cargill, Inc.
- Chemical Waste
- DCR Trucking
- Devon Oil
- General Electric/ Caithness
- Genesis Wind
- Hattenhauer Distributing Co.
- Horizon Wind Energy
- Iberdrola Renewables
- Integrated Bakery Resources
- Mid - Columbia Producers
- Morgan Industries
- Ness & Campbell Crane
- Oregon Waste Systems, Inc.
- Pendleton Grain Growers
- Port of Arlington
- Proctor Environmental Services
- Proctor’s Transport, Inc.
- S4 Columbia Ridge Recovery, LLC
- Smooth Water Construction
- 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

Peter Mitchell
Port of Arlington
100 Island Park Way
Arlington, Oregon 97812

+1 541-454-2868

Peter.Mitchell@PortofArlington.com