

# Port of Ephrata Industrial Buildings

## Ephrata, Washington



### Office Information

Square Footage	105,250 (Both)
Building 1 (N)	45,500 SF
Building 2 (S)	59,750 SF + 1792 SF Break/Bathroom
Construction	Steel
Fire Suppression	Yes
Overhead Cranes	Yes
Outside of 500 Year Floodplain	Yes
Surrounding Land Use	Industrial, Airport
Property Tax Rate	\$14.991449 per \$1,000
Sales Tax Rate	8.0 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
Waste Water	8" Main on Site
Electricity	1,000KVA 277/480V Building 1 1,500KVA 277/480V Building 2
Fiber Optics	Installed

### Emergency Services

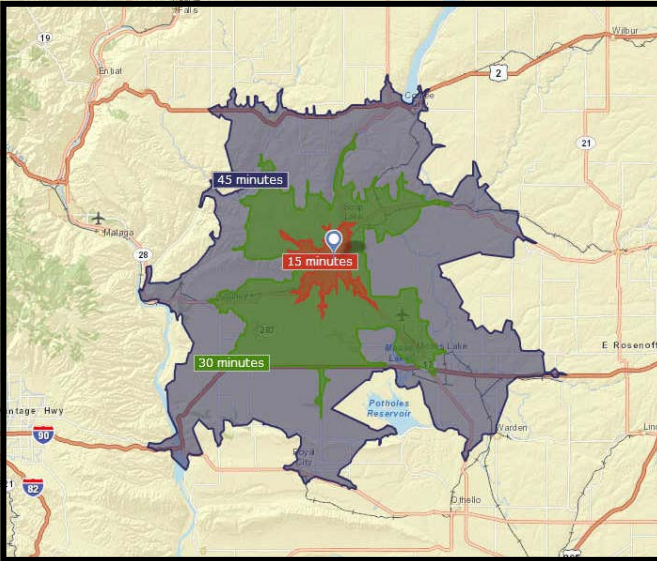
Ambulance/Hospital	0.9 Miles West
Closest Fire Station	1.1 Miles West
Closest Police Station	1.1 Miles West

### Port Information

- Buildings for lease either together or separately
- Port provides rail access to Burlington Northern Santa Fe main line to Chicago or Seattle
- Two 115 kV Substations on site
- Eligible for inclusion in Foreign Trade Zone #203
- Four Pre-Permitted "Certified" sites from 3.5 to 9 acres for additional expansion with environmental reviews and FAA approval already completed for buildings up to 90,000 sq. ft. with eave heights of 60 ft
- Additional ground available adjacent to site

**Contact Info: Mike Wren**  
 Manager, Port of Ephrata  
 Office: 509-754-3508  
 Email: [mwren@portofephrata.com](mailto:mwren@portofephrata.com)

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



	15 Min-utes	30 Min-utes	45 Min-utes
<b>Population</b>	11,422	53,633	74,351
<b>Median Age</b>	38.5	32.9	33.7
<b>Labor Force (ages 25-64)</b>	5,566	25,579	35,757
<b>Age 18 and Older</b>	8,481	37,975	52,750
<b>Median Household Income</b>	\$36,706	\$36,345	\$38,035
<b>Avg. Household Income</b>	\$50,211	\$48,610	\$51,444
<b>Per Capita Income</b>	\$19,986	\$17,645	\$18,394
<b>Median Home Value</b>	\$152,648	\$163,981	\$172,945
<b>Average Home Value</b>	\$176,910	\$192,508	\$209,998
<b>Business Establishments</b>	602	2,832	3,933
<b>Manufacturing Businesses</b>	18	85	128

Source: ESRI Community Analyst Online

### Port of Ephrata Industrial Park Utilities

**Water & Sewer:** City of Ephrata—Wes Crago 509-754-4601 wcrago@ephrata.org

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

**Rail:** Port of Ephrata—Mike Wren 509-764-3508 mwren@portofephrata.com

