



SATSOP DEVELOPMENT PARK

2005

AVAILABLE

Facilities and properties now offered at Satsop Development Park

Satsop Development Park LAND & CONSTRUCTION

This 440-acre mixed use park in Grays Harbor County offers a unique setting for business, industry and technology. Satsop Development Park was originally developed as a nuclear power plant but was never fueled, fired or completed due to changes in electrical markets.

Located in scenic western Washington, the Park boasts state-of-the-art telecommunications, superior infrastructure, exceptional tenant services and room for all size businesses to grow. There is space available that can be modified for tenants, and land available that can accommodate new building. A talented partnership team of architects, developers and Park personnel means tenants can be up and running in less than six months.

The Park received the 2004 Governor's Award for Infrastructure, and was selected as one of the Top Three Office Parks and one of the Top Ten Industrial Parks in Washington State for 2005 by *Washington CEO Magazine*.



This 43,254 square foot flex-tech office building is a prime example of recent construction. The building can accommodate one tenant, or can easily be subdivided for multiple occupancy. The building is wired for advanced telecommunications and has extensive bandwidth. This building demonstrates six-month start-to-finish construction at Satsop Development Park. There is a secure co-location facility on site and 24/7 network operation coverage to provide back-up for the Park's data network management. Additional features include an uninterruptible power system and backup generators.

Learn more at our website: www.satsop.com

PROPERTY AVAILABLE FOR DEVELOPMENT

300+ ACRES

COST: \$.12 TO .22 PER SQUARE FOOT PER YEAR

ZONED: I-2 (INDUSTRIAL)

TRANSPORTATION

Just 25 minutes from Olympia and the Interstate 5 corridor via a four-lane state highway. Equidistant from Sea-Tac and Portland airports.

INFRASTRUCTURE

- Back up power supply lines
- 230kV, 500kV electrical system on site
- Operational wastewater treatment plant
- Water rights to 14 million gallons per day
- Regional workforce of over 68,000 people
- Three physically diverse routes to the Internet
- Unlimited bandwidth, voice and data services
- U.S. Foreign Trade Zone



Grays Harbor Public
Development Authority

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