Plymouth Industrial Site
Plymouth, WA

ECONOMIC DEVELOPMENT
Tracking For Success

Plymouth Industrial Site consists of over 1,300 acres and has over 1,200 developable acres located in Benton County, Washington, in the city of Plymouth. Plymouth Industrial Site has access to BNSF Railway and has received certification as part of BNSF Railway's Site Certification program. BNSF certification ensures a site is ready for rapid acquisition and development through a comprehensive evaluation of existing and projected infrastructure, environmental and geotechnical standards, utility evaluation and site availability.

SELECTING A CERTIFIED SITE CAN:

- **Reduce development time**
- **Increase speed to market**
- **Reduce upfront development risk of rail-served industrial sites**

PROPERTY DETAILS

Spanning over 1,300 acres, this site has excellent connectivity, including access to SR-14, Interstate 82, and Interstate 84 providing access to five major ports within a four-hour drive. The site is zoned for agricultural or heavy industrial use and features an existing loop track with access to BNSF's main line.

Site Details:

- 1,201+ acres available for development
- Direct access to BNSF
- Zoned for Agricultural or Heavy Industrial
- SR-14 runs through the site
- Access to 5 ports within a four-hour drive (Ports of Portland, Kalama, Longview, Seattle and Tacoma)
- 2 miles from Interstate 82
- 14 miles from Interstate 84
- 30 miles to Tri-Cities Airport

CONTACT INFORMATION

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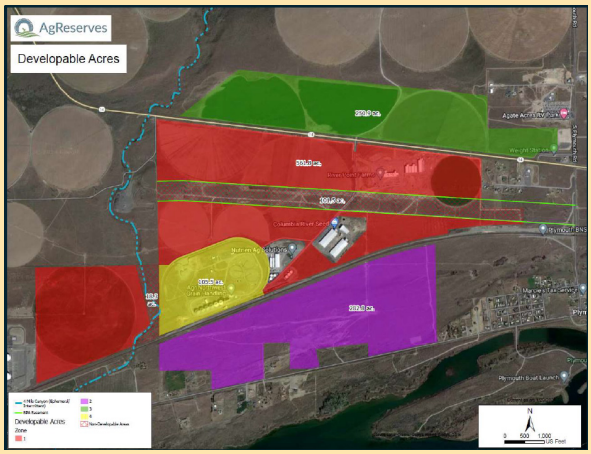
For more information on BNSF's Certified Sites Program, please visit **www.bnsf.com/rail-development or call 817.867.0183.**

BNSF RAILWAY



SITE PROFILE

Land Area	1,201+ acres
Zoning	Agricultural or Heavy Industrial
Price	Call for pricing

UTILITIES

Electric	Benton Rural Electric Association
Gas	Cascade Natural Gas Corporation
Water	Plymouth Water District
Telecommunications	Benton Public Utility District

DEMOGRAPHICS

Plymouth Industrial Site is a community in Benton County, WA. As of the 2023 Census, the population was 80,053 in Umatilla County, OR and 215,219 in Benton County, WA

POPULATION

City of Plymouth	
Total population	286,847
Working population	181,205

WORKFORCE

Total Employment Benton County, WA	77,696
Total Employment Umatilla County, OR	24,187
Annual Household Income	$70,322- $83,778

BNSF PREMIER PARKS, SITES AND TRANSLOAD PROGRAM

BNSF Certified Sites are a part of the Premier Parks, Sites and Transload program which is a strategic approach to addressing the increasing demand for customer site locations by developing various types of facilities across the BNSF network. BNSF Certified Sites have been reviewed by an industry expert in order to ensure accurate, reliable data. Our goal is to provide an inventory of rail-served sites that are available for immediate development.*

* In order to ensure a safe, efficient and economical switch operation, BNSF will want to review and approve the engineering plans to serve each tenant facility.

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BNSF RAILWAY