

Washington Tax Structure

- No corporate income tax
- No unitary tax
- No inventory tax
- No personal income tax
- No tax on interest, dividends or capital gains
- No sales or use tax on machinery and equipment used in manufacturing operations
- A state and local property tax with annual increases subject to statutory limitations
- The business and occupation (B&O) tax, which is based on gross receipts

Asotin County Industrial Utility Rates

- We have the highest value choices (electricity and natural gas) at rates among the lowest in the United States. Even small businesses can achieve substantial savings here. Asotin County also provides substantial water resources and waste water treatment capacity.
- Electricity: Industrial 3000 kva demand 1,250,000 kwh=\$76,440.00
- Natural Gas: Industrial 20,000 therm=\$13,712.97

Transportation

Highway

US 12 - State Route 128 - US 95

River

Furthest inland seaports: Water freight access to West Coast USA, Mexico, South America, and Pacific Rim countries potentially available

Rail

Watco (Union Pacific & Burlington Northern/Sante Fe) across the river in Whitman or Nez Perce Counties

Airport

Lewiston-Nez Perce County Airport within seven miles

Public Transportation

Included in Asotin County Public Transportation Benefit Area



849 Port Way, Clarkston, WA 99403
509.758.5272

TurningPointeBusinessPark.com

Business Park

Sites Available for Purchase or Lease



Turning Pointe

A PORT OF CLARKSTON
SUSTAINABLE ENTERPRISE

Turning Pointe can benefit your business.
It offers Pacific Northwest features at their finest:

- comprehensive infrastructure
- low cost renewable energy
- sustainable features
- workforce training partners
- research institutions
- home town community feel
- great recreational opportunities
- ...and much, much more



"Leading edge infrastructure, great recreational setting, and a community that really gets that workforce development is a collaborative process. Turning Pointe has it all and more!"

BRUCE LARSON
Director of Administration, Finance & Marketing
Renaissance Marine Group

Area Profile

+ 50 mile radius - 2014 data

People

Population	185,595
Labor Force	77,871
Job Growth Rate	2%
Unemployment Rate	4.92%
Median Age	41

Labor Force

Bachelor's Degree or higher:	14%
High School Degree or higher:	77%
Universities in region	2
Colleges in region	1
Community Colleges in region	1

Workforce Training

- Available skilled labor force
- A cadre of partners willing to assist in creating specialized training
- Financial assistance ("Make It In Washington") to help with costs of workforce training for manufacturing businesses

Check us out at TurningPointeBusinessPark.com

"Existing employers who have multiple sites in other regions have stated the Lewis-Clark Valley workforce consistently outperforms productivity from their other facilities due to our outstanding work ethic."

DOUG MATTOON
Executive Director
Valley Vision Economic Development

Cluster Development

- Metal Manufacturer Supercluster with evolving occupational analysis for in-demand occupations, such as machinists, fabricators, electronic technicians, machine technicians, and quality assurance supervisors
- Export initiatives
- Government contract assistance for manufacturers
- Support for Aerial Unmanned Systems through two land-grant universities doing precision ag research and located fewer than 150 miles to an FAA approved test site



General

Acresage

- 44 acres available presently for lease or sale (Affordable/competitively priced industrial property for lease or sale at \$2.30 - \$3.50/sq. ft.)
- An assortment of parcels ranging from .5 to 7.5 acres
- Parcels configurable to your needs

Zoning

- Approved as mixed use with an industrial emphasis

Infrastructure

Streets, curb & gutter, sidewalks & pathways, water, sewer, storm drain

Utilities

3-Phase electricity, natural gas, cable TV, telephone & fiber optic cable for telecommunications

Permitting

Expedited environmental and building permitted processes

For Sale or Lease

Lease, lease options, fee simple sales, & owner financing are options



Sustainability Features

- Incentives possible for low impact development, incorporating sustainable features into buildings, and/or creating green products
- Alternative energy options available
- 27 acres of dedicated open space

