

Coyote Business Park



Distribution &
Logistics Industry



Coyote Business Park's north, south and east properties.

Grow your business at Coyote Business Park

If you are considering relocating or expanding your business, let CTUIR help you put together the information you need. We have an experienced development team that can help with the process, start to finish.

COYOTE BUSINESS PARK is located in Pendleton, Oregon at the foot of the beautiful Blue Mountains. The western, outdoorsy lifestyle of our area belies the sophistication of a workforce that supports thriving industries in technology, manufacturing, medical, distribution/logistics, food processing, and more.

LOCATION ADVANTAGES

- Immediately adjacent to Interstate 84.
- Three to four hour drive from the major markets of the Pacific Northwest: Portland, Seattle, Spokane, Boise.
- A day's drive to Salt Lake City, Northern California, and British Columbia.
- Conveniently located near the Port of Umatilla and Port of Morrow.
- Eastern Oregon Regional Airport within 9 miles.
- Large tracts of shovel-ready land are available.

Distribution & Logistics

At first glance, Coyote Business Park's location in rural Eastern Oregon may appear to be pretty far afield. But take a closer look and you'll see why companies like Wal-Mart, FedEx, and UPS have set up distribution and logistics facilities in this region. Two major interstate freeways converge here and make same-day, round-trip hauls to each of the Pacific Northwest's major cities possible. Portland, Seattle, Spokane, and Boise can all be reached in a three- to four-hour drive. A day's drive can reach Salt Lake City, Northern California, or British Columbia.

Two inland ports on the Columbia River, the Union Pacific Railroad (with special two-day service to the east coast via their Railex facility), and Oregon's largest commercial airport east of Portland help round out the region's transportation infrastructure.

Although location is likely the top concern for any distribution and logistics project, we know that having a well-trained, reliable workforce is probably a close second. Draw a 25-mile radius around Coyote Business Park and you'll find a higher concentration of transportation & warehousing workers than anywhere else in the state – more than double that of Oregon, Washington, or Idaho as a whole.

Consider Coyote Business Park for your company's next logistics project – with easy freeway access, ample workforce, and readily developable land Coyote Business Park is an ideal location for distribution centers, fulfillment centers, trucking hubs, and warehouses.

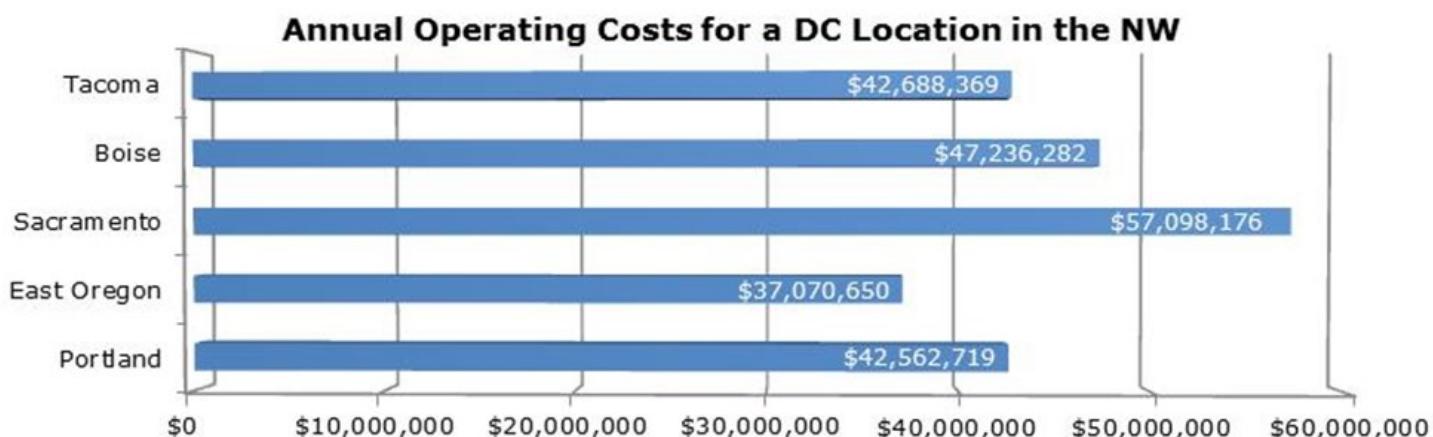


Operating Costs

COMPARISON

A study conducted by the respected development advisors and Foote Consulting Group found that a distribution center sited in the northwest would have lower annual operating costs in Eastern Oregon than in Portland, Tacoma, Boise or Sacramento. Assumptions for the study include 500 employees, 825,000 square foot building, and \$25,000,000 in annual sales. The chart below summarizes the study's findings – contact one of our economic development professionals for a more detailed review of the analysis.

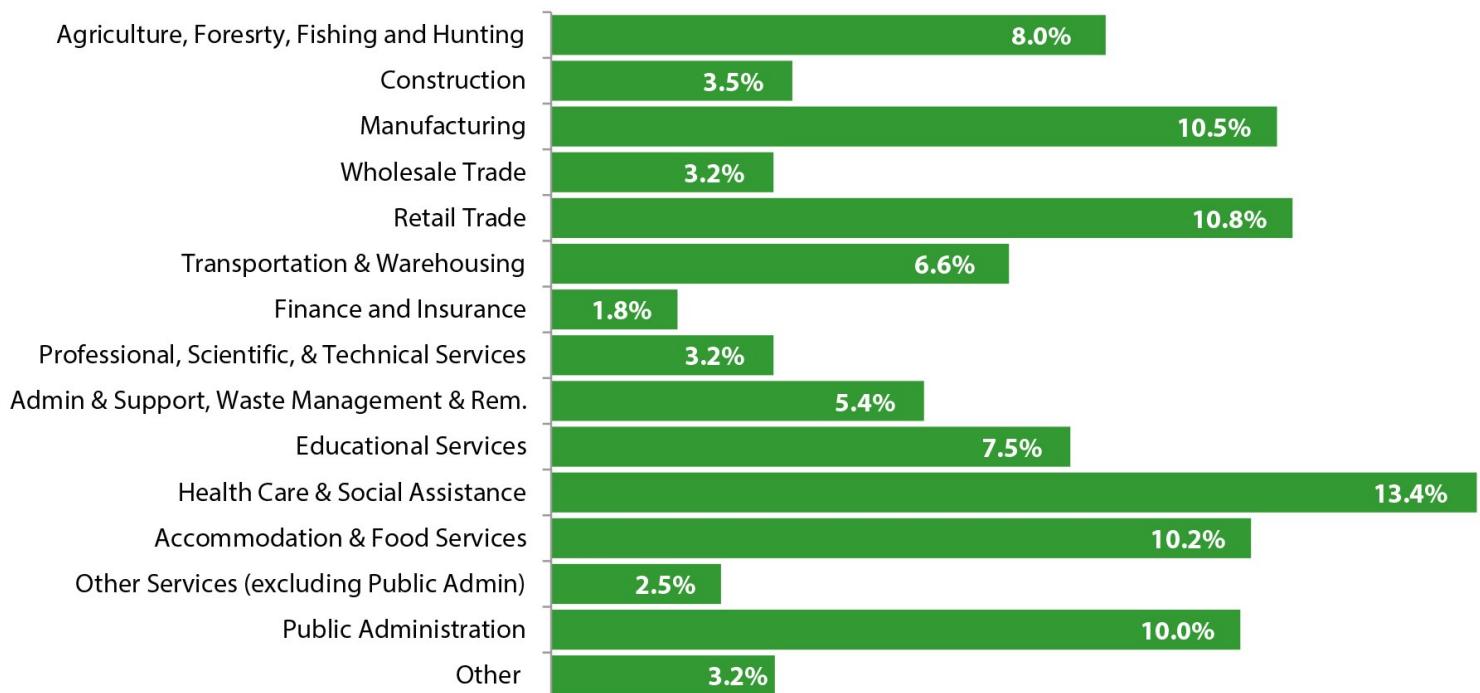
Annual Operating Costs for a DC Location in the NW					
	Portland	East Oregon	Sacramento	Boise	Tacoma
Labor Cost	\$19,597,139	\$18,094,363	\$20,650,886	\$21,188,370	\$21,553,231
Land & Building Payment	\$5,892,318	\$1,688,399	\$7,560,654	\$3,829,182	\$2,849,342
Property Taxes	\$1,445,576	\$713,783	\$1,108,388	\$1,069,885	\$640,444
Federal & State Taxes	\$2,080,000	\$2,080,000	\$2,192,000	\$2,120,000	\$1,774,200
Special Fees & Assessments	-	-	\$10,017,000	-	-
Online Sales Tax	-	-	\$362,500	\$300,000	\$494,625
Electrical Power Cost	\$888,000	\$820,560	\$1,166,400	\$1,236,000	\$577,200
Freight Costs	\$12,659,686	\$13,673,545	\$14,040,348	\$17,492,845	\$14,799,327
Total Annual Operating Costs	\$42,562,719	\$37,070,650	\$57,098,176	\$47,236,282	\$42,688,369



Source Foote Consulting Group.

Fact Sheet

Umatilla County—Employment by NAICS Sector



Regional Colleges & Universities

Blue Mountain CC
Pendleton, Oregon

Columbia Basin College
Pasco, Washington

Eastern Oregon University
La Grande, Oregon

Walla Walla CC
Walla Walla, Washington

Whitman College
Walla Walla, Washington

Washington State University
Richland, Washington

Age Distribution

Less than 18	21.9%
18 – 24	11.1%
25 – 44	28%
45 – 64	26.3%
65 and older	12.8%

Unemployment Rate

5.6%

Educational Attainment

High School graduate +
90.8%

Bachelor's degree +
18.3%



Three to five hours to Portland, Seattle, Spokane, Boise, Eugene, Salem, and Bend!

Within a day's drive to Salt Lake City, Missoula, and Vancouver, BC!

Distribution & Logistics

COYOTE BUSINESS PARK

Highways	
I-84	1/2 mile
I-82	36 miles
Hwy. 395	7 miles
Hwy. 11	5 miles

Rail	
Union Pacific rail spur*	3 miles
Pendleton rail yard	6 miles
Hinkle rail yard	34 miles
RailEx (Non-stop refrigerated to east coast)	60 miles

*UPRR can develop loading facilities on contract

Ports	
Port of Umatilla	40 miles
Port of Morrow	52 miles

Airports	
Eastern Oregon Regional Airport	9 miles
Tri-Cities Airport	75 miles

Parcel Carriers	
USPS	6 miles
UPS	8 miles
Fed Ex	9 miles
Fed Ex Hub	36 miles



Coyote Business Park and Wanapa Industrial Site are owned and operated by:
Confederated Tribes of the Umatilla Indian Reservation
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