

# Coyote Business Park



Food Processing &  
Agribusiness 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.

## Food Processing

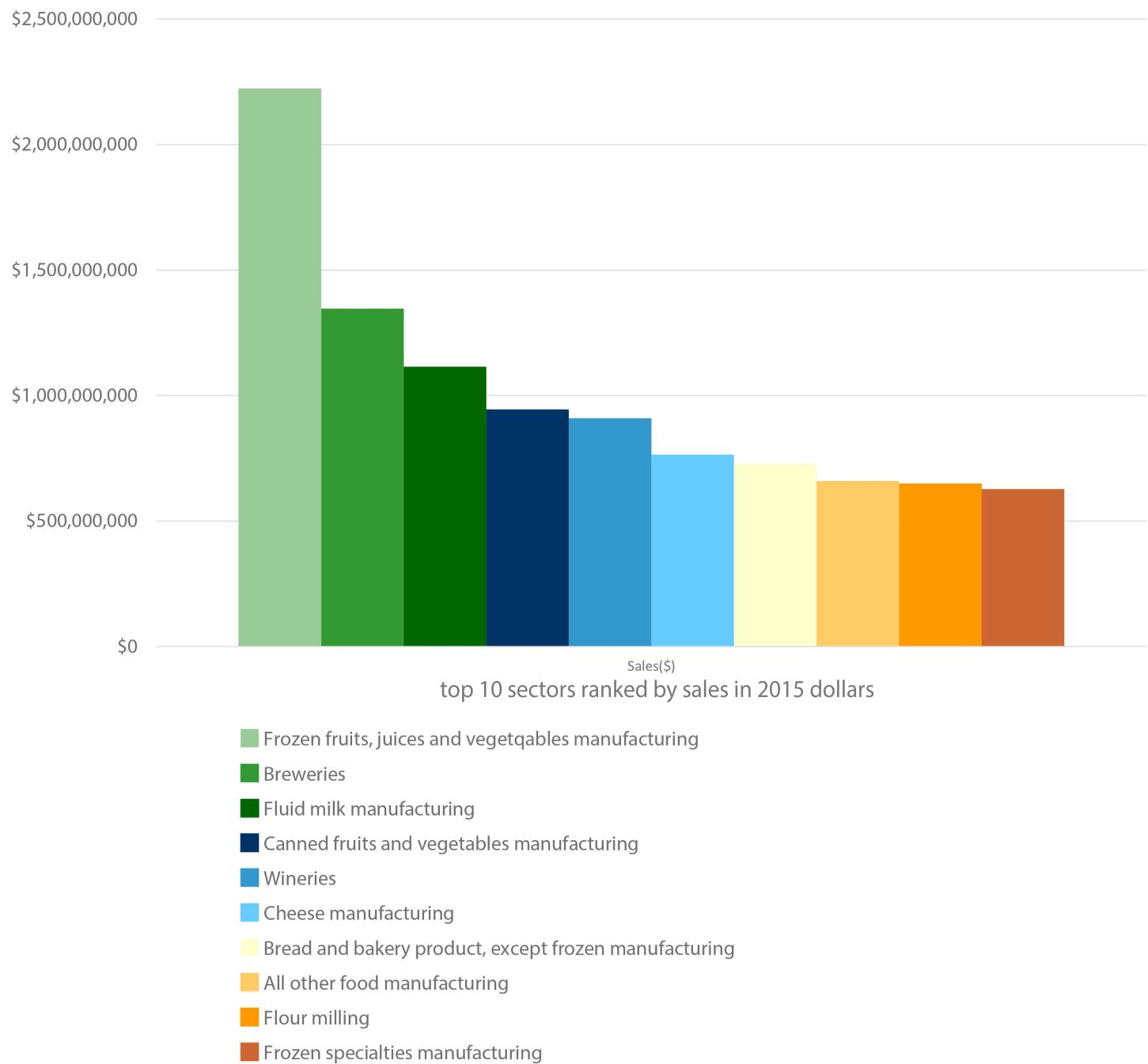
Oregon is home to approximately 38,500 farms and ranches. They grow and raise over 250 different crops on 16.3 million acres, fueling a \$16.4 billion food manufacturing industry that employs more than 30,000 people statewide.

The five-county region surrounding Coyote Business Park hosts over 5,000 farms that produce over \$3 billion in crops and livestock every year. Industry giants such as Conagra and Resers, national favorites like Tillamook Cheese, and all manner of smaller processors are attracted to the region not only for the volume and variety of foods that are grown here, but for the quality workforce they need to support their operations.

Coyote Business Park sits right on Interstate 84 and is just a few miles down the road from Interstate 82, making it easy to ship product to customers here in the Pacific Northwest and beyond. Access to raw ag products, a ready-made workforce, and transportation infrastructure make Coyote Business Park an ideal location for food processing and other value-added ag businesses.



# Oregon Agriculture, Food & Fiber Processing

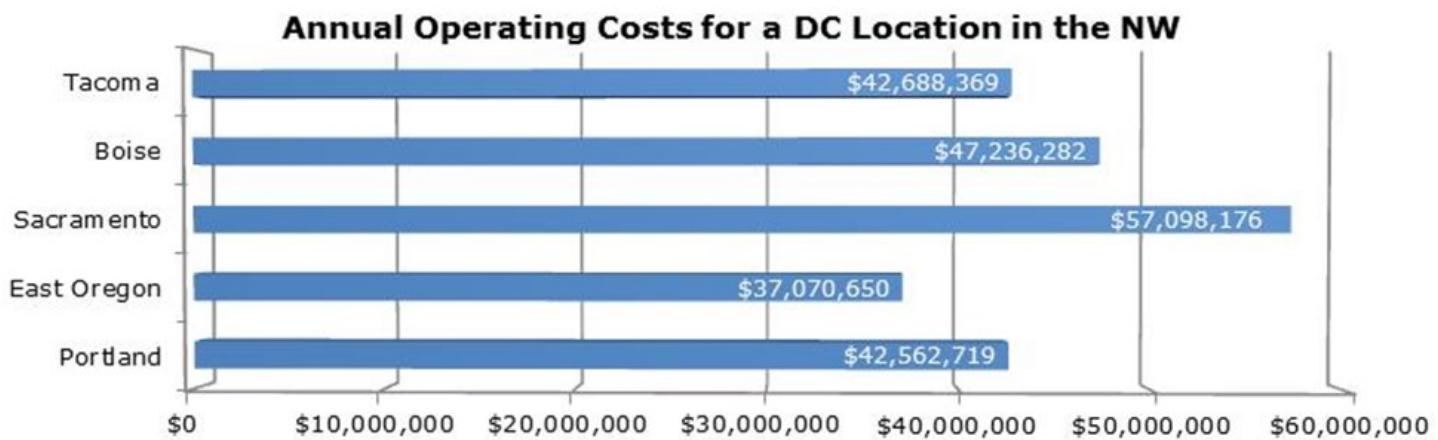


# Operating Costs

## 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.

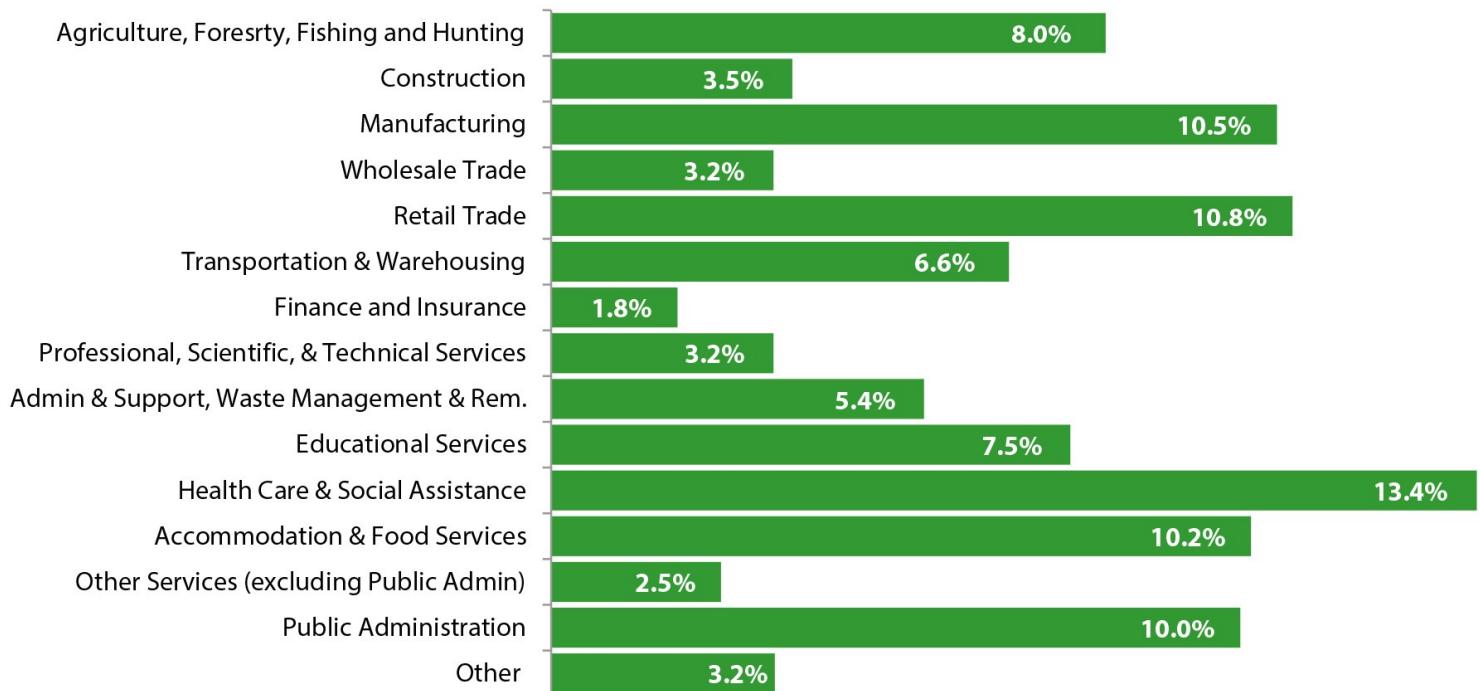
Annual Operating Costs for a DC Location in the NW					
	Portland	East Oregon	Sacramento	Boise	Tacoma
Labor Cost	\$19,597,139	\$18,094,363	\$20,650,886	\$21,188,370	\$21,553,231
Land & Building Payment	\$5,892,318	\$1,688,399	\$7,560,654	\$3,829,182	\$2,849,342
Property Taxes	\$1,445,576	\$713,783	\$1,108,388	\$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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