

Benaroya's 320-Acre Industrial Site in Winlock Ready for Development

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The Benaroya Pacific Northwest Regional Logistics Center near Winlock is a 320-acre industrial zoned site with SEPA completed and with fast access to the I-5 North and South freeway interchange. It is one of the last large entitled sites available along Interstate 5 between Los Angeles and Vancouver, BC enabling potential development of up to 5 million square feet of state-of-the-art buildings in a variety of configurations.

During the last legislative session Senator John Braun was the catalyst to acquire \$1.5 million in funding to extend utility infrastructure to the Benaroya site. The City of Winlock will use the funding to build a 1.3 mile (7,000 feet) waterline extension in order to bring City water service to the industrial park.

Don Bradshaw, the Mayor of Winlock, stated, "The construction of the waterline this summer will move us one step closer to having the site shovel ready for a future manufacturing or distribution facility." Don went on to say, "We are open for business, we want people to know that we welcome new investment."

Speaking about the site Larry Benaroya said, "We think this site is a great opportunity for future industrial development due to its convenient central location between Portland and Seattle and the fact that SEPA has been completed and utilities are now available to the site."

The site has additional benefits that make it attractive for users. Lots are available for sale or lease, or The Benaroya Company will build buildings for sale or lease to users of virtually any size. Winlock's rural location provides manufacturers with a \$2,000 – \$4,000 tax credit per new hire with no cap on the credit amount. Warehouse facilities may also qualify for a sales tax credit on the cost of construction. Pro-business Winlock and Lewis County is an established distribution community with a plentiful labor pool and workforce training available.

Extending the waterline highlights Winlock's leadership role in making the site ready for business investment and that the community cares about investing in essential infrastructure. These infrastructure improvements along with abundant local incentives position the Benaroya site for a robust future.

For more information on this project go to www.benaroyawinlock.com or contact the Lewis EDC.
