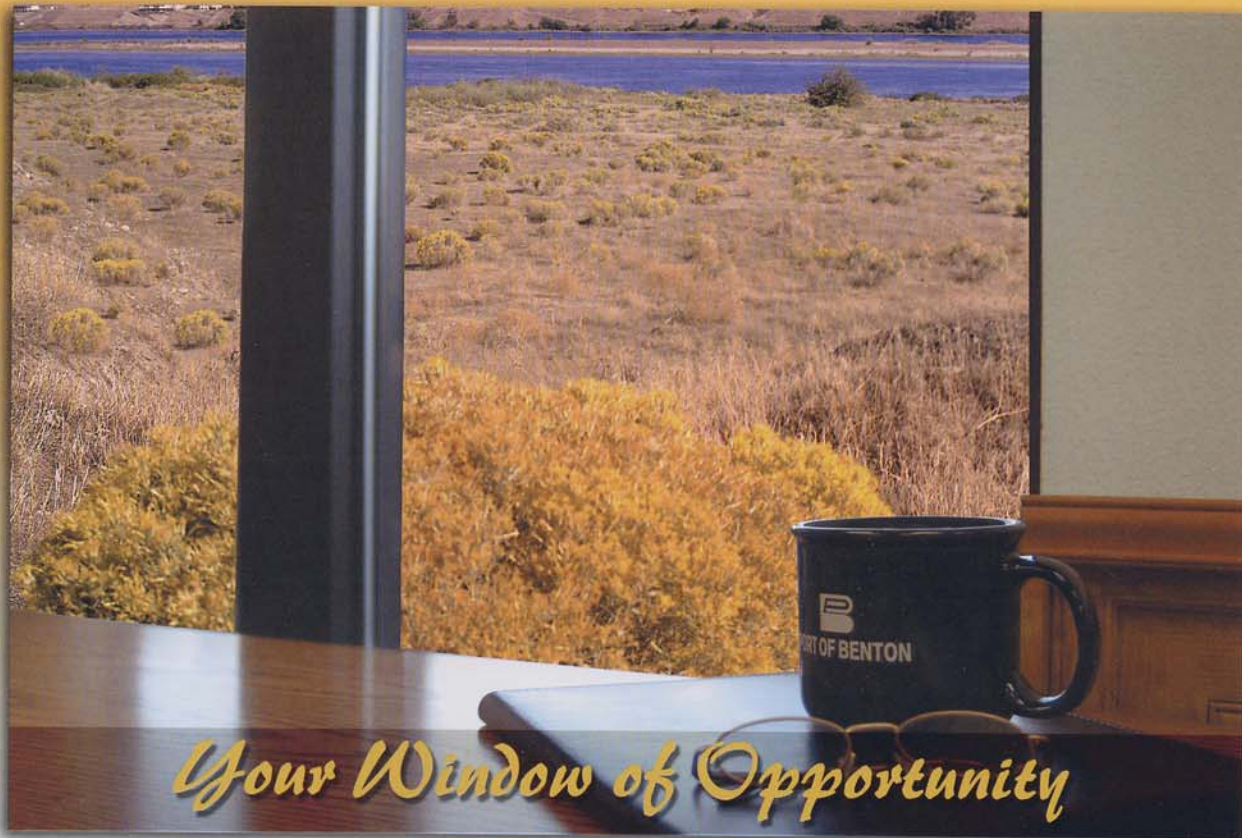


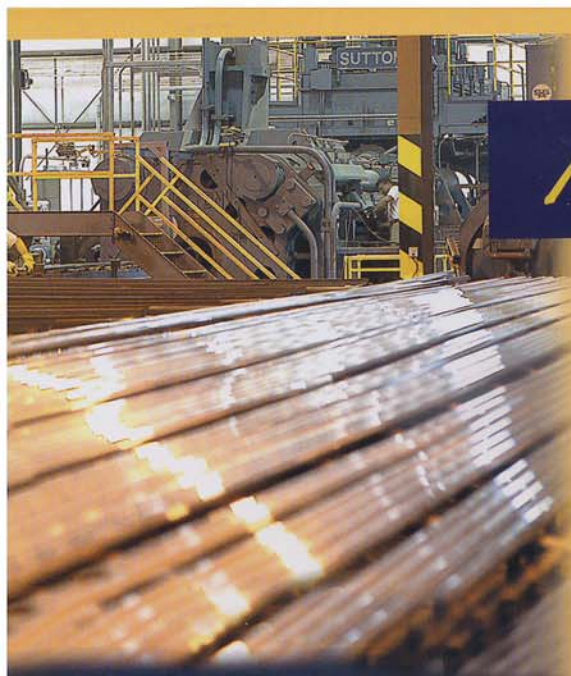


The PORT OF BENTON



Your Window of Opportunity





Manufacturing.

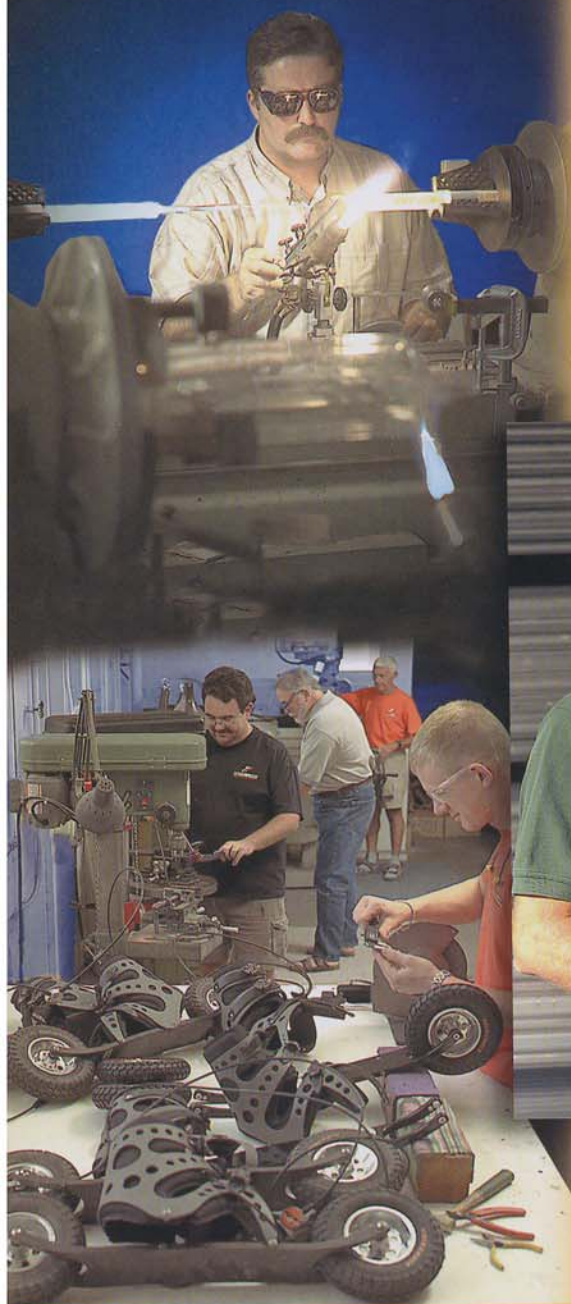
Several Port of Benton properties are zoned for manufacturing. Companies range from heavy industrial to light manufacturing.

Shown at top left is a Kaiser Aluminum & Chemical subsidiary, Richland Specialty Extrusions. Two extrusion presses produce a diverse range of tubing from baseball bats to parts for aircraft manufacturing.

Shown at center is Northwest Technical Glass. This light manufacturing company produces intricate and specialized glassware for a variety of industries.

Shown at bottom left is GateSkate. This light manufacturing company produces trail skates for the outdoor recreation industry.

Front cover shows what the view of the Columbia River could look like from an office at the Port of Benton. Land is available for sale or long-term lease.



“There are two significant reasons we’re in this location. The government exceded an extrusion press to us and the Port of Benton found us a building to put in it. They gave us very competitive rates.”

Ron Walls,
Kaiser Aluminum Plant Manager

Research & Development

One of the largest research and development companies in the world has offices within walking distance of the Port of Benton's home office. Battelle operates the Pacific Northwest National Laboratory for the U.S. Department of Energy in north Richland. Start-up to established businesses all have access to one of the most sophisticated laboratories ever conceived.

Shown at top right is XL Sci-Tech showing a BetaSphere™ product used in medical research.

Shown at middle top right is a Vivid Concepts training laboratory. Interactive CD technology is used to effectively and efficiently train students.

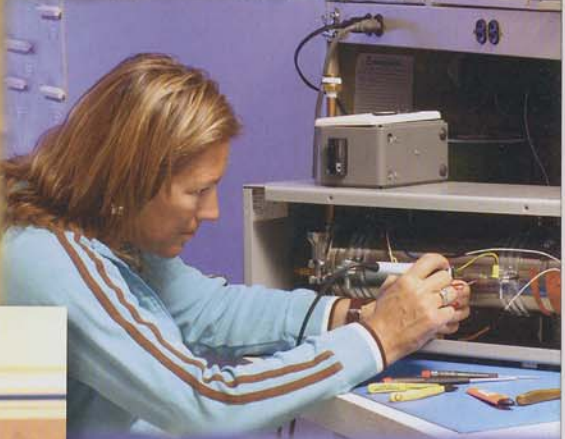
Shown at middle bottom right is RS Toxicology. They specialize in electronics assembly and wiring of test products used for research and chemical analysis.

Shown at bottom right is SIGN. They produce pins and screws for medical operating procedures in third world countries. These devices and procedures result in faster operations and recovery times.

“ We have been very fortunate to start in the Port of Benton development facility. The Port of Benton has been very attentive and accommodating to our growing needs for space and support from local resources. ”

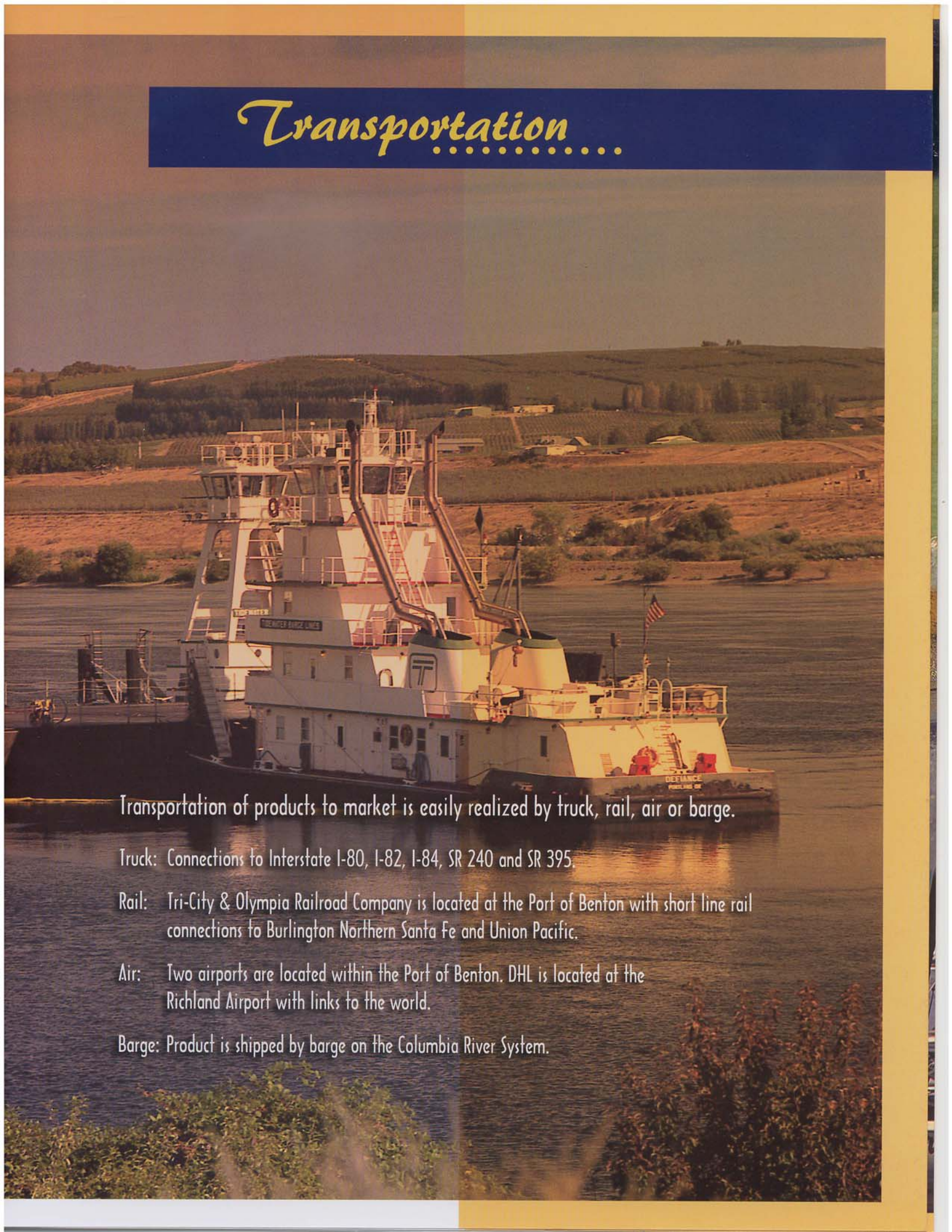


Y. Ben Peng, Ph.D., MBA,
Vice President, XL Sci-Tech, Inc:





Transportation....



Transportation of products to market is easily realized by truck, rail, air or barge.

Truck: Connections to Interstate I-80, I-82, I-84, SR 240 and SR 395.

Rail: Tri-City & Olympia Railroad Company is located at the Port of Benton with short line rail connections to Burlington Northern Santa Fe and Union Pacific.

Air: Two airports are located within the Port of Benton. DHL is located at the Richland Airport with links to the world.

Barge: Product is shipped by barge on the Columbia River System.

Agribusiness.....

The Port of Benton is located within a vast agricultural region with products that range from vegetables like carrots, onions and potatoes to grains like wheat, barley and oats and fruits such as apples, grapes, and cherries. Many of these products go straight to market while some are transformed through value added processes.

Shown at top left is a Chukar Cherry production run that is transforming cherries into a variety of consumer products.

Shown at center is Thurston Wolfe Winery displaying some of their excellent wines. The Mid-Columbia and Yakima regions are consistently producing some of the best wine in the world.

Shown at bottom left is Penford Food Ingredients that turn starch by-products from potato production facilities into commercial grade starches for restaurant and food consumption industries.

“ With the terrific support from the Port of Benton staff we were able to take our winery to the next level and build a new facility. Our new winery is located at the North Prosser Business Park on property purchased from the Port of Benton. This is a great example of encouraging business development. ”

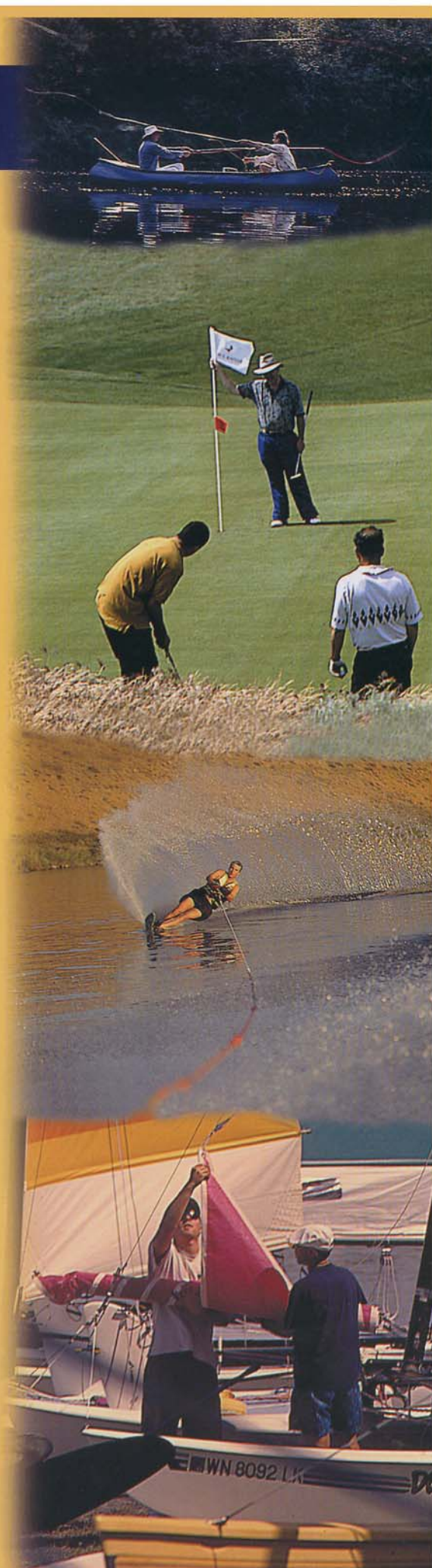
Dr. Wade Wolfe and Becky Yeaman
Thurston Wolfe Winery

...Quality of Life

The quality of life in the Mid-Columbia region is excellent. With over 300 days of sunshine and less than eight inches of annual rainfall, there are plenty of opportunities to enjoy the outdoors. Eight golf courses, water skiing, bike trails, boating and world class fishing are within a few minutes of the Port of Benton.

Short commutes, quiet neighborhoods, and one of the best academic systems in the country make the Tri-Cities a great place to live. Washington State University has a branch campus less than a mile from the Port of Benton's home office. Columbia Basin Community College is located about twenty minutes away.

Affordable housing is an integral part of the quality of life in this region. Choose to live within walking distance to work, or a more rural setting.



Consider *The* PORT OF BENTON

New entrepreneurs, start-ups, Fortune 500 companies...all can benefit from the Port of Benton's land and facilities. The Port of Benton will help with land leasing or acquisition, building leases and fast track building projects. Whatever the need, the Port of Benton is here to help, and "We're Ready for You"!

- Nine Sites
- 2103 Acres
 - 40 Buildings
 - Five Hundred Thousand Square Feet of Leased Space
 - Four Economic Development Buildings
 - Manufacturing, Warehousing, Office, Industrial
 - Two Airports
- Short Line Rail
- 2 Barge Facilities
- 135 Companies

We're Ready for You!



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