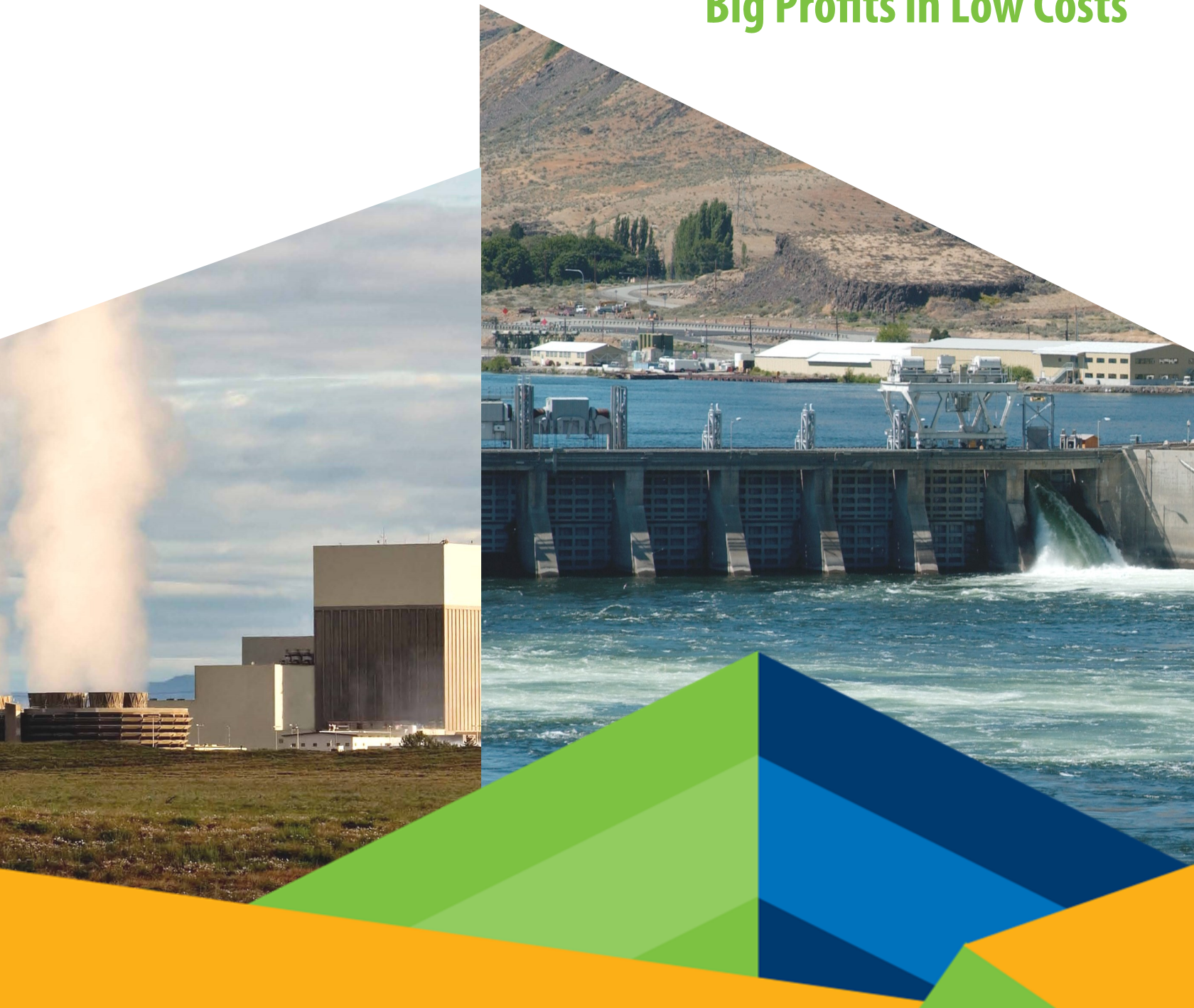




Discover Tri-Cities!

Energy for Industry
Big Profits in Low Costs





A vertical photograph on the left side of the page shows several white wind turbines in a field. The turbines are in the foreground, and the field extends towards a hazy horizon under a clear sky.

Tri-Cities, Washington

The Ideal Location for Manufacturing Facilities

The Tri-Cities Metropolitan Statistical Area (MSA) is located in the southeastern part of the state of Washington. The area includes two counties and four core communities.

Kennewick, Richland, Pasco, and West Richland share borders and function like one mid-sized city. Prosser and Connell are significant jurisdictions within the MSA, as are a handful of small towns and unincorporated communities throughout Benton and Franklin Counties.

The MSA is especially attractive to successful, expanding companies looking to locate branch operations and develop new facilities. Area thought leaders have created an environment where innovation is focused on developing solutions to tough national energy challenges. Since the Tri-Cities is the regional hub for energy, existing companies thrive here and newcomers will benefit and prosper in the robust business environment.

Tri-Cities At A Glance

Population	275,750
Unemployment Rate.....	6.0%
Taxes	No Corporate or Personal Income Tax
Average Property Tax.....	\$10.82 Per \$1,000 Assessed Value
Sales Tax	8.6%
Median Household Income	\$72,733
Job Growth (2014)	2%
Cost of Doing Business.....	5.1% Below National Average
College Attainment	37.08%
Net Migration (2013).....	38,400



Energy Hub of the Pacific Northwest

Abundant, reliable and inexpensive energy, and a very favorable business climate, make the Tri-Cities an excellent location for all types of manufacturing. It is especially attractive to companies in the energy sector interested in the growing, energy conscious, worldwide market.

The Mid-Columbia region has a long history of leadership in manufacturing. Industrial customers in Washington pay an average of 4.51 cents per kilowatt hour, the lowest electricity rates in the nation.

The Tri-Cities is the Energy Hub of Washington and the Pacific Northwest with over 5,000 employees in energy related fields.

In addition to manufacturing, the Pacific Northwest National Laboratory (PNNL) in Richland is recognized as a leader in energy technology development. With over \$1 billion Federal research budget and 4,200 employees, PNNL's energy portfolio includes smart grid applications, energy storage and fuel cell development. There are a variety of ways companies can work collaboratively with PNNL as well as opportunities to license technology developed at the laboratory.

Industrial Lands and Buildings

The Tri-Cities area features a wide variety of both light and heavy industrial land and available buildings. Water and power resources are abundant, reliable and low cost. Infrastructure is well designed, constructed and maintained. Industrial wastewater management, natural gas service, data and cell infrastructure are excellent.

Business Taxes and Incentives

In 2015, Washington ranked 11th among the fifty states on the Tax Foundation's Index of Business Taxes.

Tax Advantages:

- No Corporate or Personal Income Tax
- Property tax rates are moderate, predictable, and are near the national average.
- The Business and Occupation Tax (B&O) has low flat rates based on the gross receipts of the business. The B&O tax rates for manufacturing is .00484 and services is .018. When compared to a corporate income tax, the amount payable is generally less.
- The retail sales tax is applied to purchases of tangible personal property and some services. For the Tri-Cities, the combined state and local rate is 8.6%.

Workforce

The Tri-Cities is home to a variety of world-class manufacturers: These companies have benefitted from strong academic-industrial collaborations and partnerships. These relations are key to improving energy use in manufacturing, and the discovery, development, and commercialization of new manufacturing technologies.

AREVA	Supplies nuclear fuel that generates about 5% of all electricity in the U.S.
Carbitex	Carbon fiber fabric manufacturer.
Energy Northwest	Commercial Nuclear Power Generation
IsoRay Medical	Radioactive brachytherapy seeds and implant systems.
Lampson International	Builds the world's largest land-based, heavy lift, mobile cranes.
Manufacturing Services	Builds customized circuit boards for industrial, medical, military and communications applications.
SIGN Fracture Care International	Implantable medical devices to treat bone fractures.

Washington State is consistently singled out for its workforce. Workers are talented, affordable, highly skilled, and well educated.

SOC Code	Occupation Title	Employment	Average Hourly Wage	Average Annual Wage
11-1021	General & Operations Managers	1,330	\$56.04	\$116,576
13-1023	Purchasing Agents, Except Wholesale/Retail/Farm Products	460	\$35.19	\$73,209
17-2141	Mechanical Engineers	548	\$49.49	\$102,948
17-2199	Engineers, All Other	448	\$52.96	\$110,147
17-3023	Electrical & Electronics Engineering Technicians	179	\$35.35	\$73,513
43-5061	Production, Planning & Expediting Clerks	232	\$25.44	\$52,912
43-5071	Shipping, Receiving & Traffic Clerks	302	\$14.74	\$30,637
49-9041	Industrial Machinery Mechanics	375	\$23.19	\$48,230
51-2022	Electrical & Electronic Equipment Assemblers	32	\$16.44	\$34,189
51-4031	Cut/Punch/Press Mach Setters/Oprs/Tenders, Metal/Plastic	35	\$14.74	\$30,657
51-4041	Machinists	94	\$24.76	\$51,502
51-4121	Welders, Cutters, Solderers & Brazers	104	\$21.37	\$44,448
51-9061	Inspectors, Testers, Sorters, Samplers & Weighers	227	\$18.02	\$37,466



Excellent Transportation

The Tri-Cities is a transportation center providing unmatched access to interstate highways, service by two national mainline railroads, commercial barge transportation and air service from four domestic airlines. The state’s deep-water ports and proximity to Asian markets are important advantages for manufacturers.



Highway Access

The Tri-Cities is centrally located and linked to the major population centers of the Pacific Northwest, Northern California and Western Canada. Seattle, WA and Portland, OR are less than four hours by truck. An eleven hour trip reaches through Northern California to Sacramento Valley. Even the major international destinations such as Vancouver, BC is less than six hours away.

<u>Destination</u>	<u>Mileage from Tri-Cities, WA</u>	<u>Travel Time*</u>
Spokane, WA	136 miles.....	2 hours
Portland, OR	218 miles.....	4 hours
Seattle, WA.....	225 miles.....	4 hours
Boise, ID	293 miles.....	5 hours
Vancouver, BC.....	356 miles.....	6 hours
Calgary, AB.....	567 miles.....	9 hours
Salt Lake City, UT.....	629 miles.....	10 hours
Sacramento, CA.....	677 miles.....	11 hours
Billings, MT.....	678 miles.....	11 hours
San Francisco, CA.....	740 miles.....	12 hours
Los Angeles, CA.....	1,070 miles.....	18 hours
Minneapolis, MN.....	1,515 miles.....	25 hours

**Semi-trucks at 60 mph, rounded to the nearest hour*



Rail Service

The economy of the Tri-Cities is supported by a strong rail infrastructure providing businesses, ports and farms with competitive access to North American and international markets. Mainline rail freight service is provided by both the Burlington Northern Santa Fe (BNSF) and Union Pacific (UP) Railroads. Direct access and dual service from these Class I national carriers is very unique.

Within the state’s transportation network, first-mile / last-mile rail service is provided by 24 Class III carriers, five of which serve the Tri-Cities area. In addition, Burlington Northern operates a computerized classification yard in Pasco. Every day, these carriers originate and terminate rail freight to and from destinations across the United States and the world. The state’s deep-water and inland ports rely on railroads to transport both state and national exported goods and manage the logistics of moving imports on to their final destination.



Air Transportation

The Tri-Cities Airport, owned and operated by the Port of Pasco, ranks fourth in passenger boarding among Washington airports. It is served by Alaska Airlines/Horizon Air, Allegiant Air, Delta Connection/SkyWest, and United Express/SkyWest. Direct daily flights serve San Francisco, CA; Denver, CO; Minneapolis, MN; Portland, OR; Salt Lake City, UT; and Seattle, WA. Less than daily service is available to Mesa/Phoenix, AZ; Los Angeles, CA; and Las Vegas, NV.

For more flight information visit www.FlyTriCities.com.

Greener, Faster, Bolder Tri-Cities!

- The lowest priced electricity in the country benefits business, industry and families.
- 40% of Washington State's power is produced within a 100 mile radius of the Tri-Cities.
- About 90% of the total wind generation capacity in Oregon and Washington is within 125 miles of the Tri-Cities.
- Smart Grid and Smart Appliance technology and systems research are available for commercialization.
- Battelle successfully completed a \$180 million, five state Smart Grid demonstration project using smart-grid-enabled manufactured components and transactive control technology.
- Tri-Cities is home to highly skilled craftsmen and among the highest ratio of scientists/engineers per capita in the country.
- There are over 14 companies and 10 utilities located in the Tri-Cities focusing on renewable energy technologies.
- Tri-Cities researchers have developed a smart charger to minimize cost and peak power demand while charging electric vehicles.
- About \$70 million of private industry R&D is conducted each year by the Pacific Northwest National Laboratory.
- The only operating nuclear power plant in Washington State is located in the Tri-Cities, producing 1,157 MW.

Pacific Northwest National Laboratory is developing flow batteries to store renewable energy and support the power grid.





TRIDEC is the regional economic development organization for the Tri-Cities MSA, representing the Southeastern Washington counties of Benton and Franklin and the major cities of Kennewick, Pasco, Richland, and West Richland.

Contact us today to learn how TRIDEC can help grow your business!

**7130 W. Grandridge Blvd. Suite A
Kennewick, WA 99336
(509) 735-1000**

www.TryTri-Cities.org

Grow Your Business in the Tri-Cities

If you are considering relocating or expanding your business, let TRIDEC help you put together the information you need.

- Create a personalized overview of the region.
- Provide data on key business factors.
- Evaluate the available workforce and connect you to resources that will make hiring, interviewing, screening and training your new workforce easier.
- Initiate real estate searches.
- Assist in evaluating incentives.
- Coordinate site selection trips and customized visits.
- Organize strategic meetings to make your visit a one-stop collaborative effort with key business leaders, government and community officials.

**Greener, Faster, Bolder
Tri-Cities!**

