



Discover Tri-Cities!

Logistics, Warehouse and
Distribution Industry





World Class Logistics for the World's Best Products

Because we are Here, There, and Everywhere

Here

Over 18 million people live within five-hundred miles of the Tri-Cities, spending over \$176 billion on retail merchandise.

As a result, business leaders and logistics providers choose the Tri-Cities as the ideal location for accessing the Pacific Northwest and all western states and western Canada. Logistics companies thrive here because they are close to customers, have highly skilled workers, enjoy inexpensive power and affordable land and operate in a predictable regulatory environment.

Metals manufacturing, retail distribution, production agriculture and food processing rely heavily on logistics management services. For example, food processing is a major part of the manufacturing landscape in the Tri-Cities. Food processors demand high quality logistics support for fresh or frozen, local or organic products, delivered quickly and safely.

The Tri-Cities is connected to an efficient network of interstate highways. As a result, shipping products throughout the Western United States is fast and profitable.

The need for logistics expertise in the Tri-Cities is growing rapidly. Increasing demand in medical products and services, housing and construction and consumer goods requires quality distribution and transportation systems.

There

Industries in the Tri-Cities send products across the U.S. Companies like Railex manage expedited coast-to-coast refrigerated rail freight service. Trucking companies and airlines deliver frozen foods, raw agricultural products and finished goods throughout the nation.

Everywhere

The Tri-Cities, a major international trade center, supplies over 100 countries on all seven continents. Last year, total exports in merchandise from Washington totaled \$90.5 billion. Tri-Cities industries were major contributors in 17% of those exports, valued at \$15 billion.

As disposable incomes increase in emerging and developing economies, consumers expect great variety and high quality in imported products. Logistics services are critical to trade with the BRIC and ASEAN countries, Japan, South Korea, Mexico, and South America; all huge markets for unique consumer goods and products. The unmatched transportation network in the Tri-Cities and the Columbia Basin are critical supply chain assets for serving international locations.



Logistics, Warehouse and Distribution Services in Tri-Cities

Tri-Cities, Washington - The Ideal location for Logistics, Warehouse and Distribution 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 the major cities of Kennewick, Richland, Pasco, and West Richland.

Each community borders another, making the Tri-Cities seem like one uninterrupted mid-sized city. Prosser and Connell are significant jurisdictions within the MSA, as are a handful of small towns and unincorporated communities in Benton and Franklin Counties.

The Tri-Cities anchors the region's economy in technology, production agriculture, food processing, metal fabrication and specialty manufacturing. Successful businesses include AmeriTrellis, Lampson International, AgriNorthwest, ConAgra Foods, Sandvik, TiLite, and Bechtel Corporation, among many others.

While existing companies contribute to a robust business environment, new businesses will prosper here. The region is an especially attractive and profitable location for successful, growing companies looking to expand operations and develop new facilities.

Unique community assets and business conditions:

- No corporate, unitary, or personal income tax;
- Low cost of living, low property taxes, good schools, a safe place to live and raise a family;
- World-class companies with global perspective;
- Affordable and profitable business environment;
- Workforce is well educated, reliable and available;
- Inexpensive, abundant, and reliable power;
- PNNL facilities, equipment, and world-renowned scientists are developing new technologies in logistics, biofuels and fuel efficiency.

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 are less than six hours away.

Destination	Mileage from Tri-Cities, WA	Travel Time*
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.

Freight and the Economy of Southeast Washington

Three components represent the backbone of Southeast Washington’s freight system: international trade; national and regional markets; and statewide retail and wholesale distribution. Transportation sustains hundreds of thousands of jobs; and delivers the necessities of life to every resident of the region every day.

The Tri-Cities anchors the region’s economy in transportation, agribusiness, food processing, manufacturing, government, and healthcare.

Company Name	City	Type	Service/Product
Ferguson Enterprises	Richland	Distribution	Largest wholesale distributor of plumbing supplies in the U.S.
Columbia Colstor	Kennewick	Distribution	Intermodal cold storage warehouse.
Railex	Wallula	Distribution	Refrigerated rail service and third-party logistics for temperature sensitive cargo.
Kenyon Zero Storage	Pasco	Distribution	Cold storage warehouse.
FedEx Freight Center	Hermiston	Distribution	Cross-dock distribution center.
Preferred Freezer Services	Richland	Distribution	Largest public refrigerated warehouse in North America
Walmart GMDC	Hermiston	Distribution	General merchandise distribution center.
Walmart GPDC	Grandview	Distribution	Grocer and perishables distribution center.
Henningsen	Richland	Distribution	Public refrigerated warehouse company.
Vintners Logistics	Kennewick	Distribution	Third-party logistics company serving the unique needs of the wine industry.
Americold	Pasco	Distribution	Temperature controlled warehousing and logistics for the food industry.
Columbia Crest Winery	Paterson	Distribution/ Manufacturing	Corporate logistics center and winery.

Workforce

There is an above average availability of skilled personnel experienced in the fields needed to support distribution facilities. This availability is due to a well-established base (including many distribution centers), excellent local training facilities, the ability to draw workers from a wide surrounding area and vigorous local population growth.

SIC Code	Occupation Title	Employment	Mean Hourly Wage	Annual Mean Wage
43-5071	Shipping, Receiving, and Traffic Clerks	300	\$14.52	\$30,190
43-5081	Stock Clerks and Order Fillers	1,150	\$13.29	\$27,640
49-3031	Bus and Truck Mechanics and Diesel Engine Specialists	190	\$24.92	\$51,830
53-1031	First-Line Supervisors of Transportation and Material-Moving Machine and Vehicles	140	\$26.73	\$55,600
53-3032	Heavy and Tractor-Trailer Truck Drivers	1,360	\$21.55	\$44,810
53-3033	Light Truck or Delivery Services Drivers	570	\$15.18	\$31,560
53-7062	Laborers and Freight, Stock, and Material Movers, Hand	1,860	\$13.97	\$29,050

Faster, Bolder, Brighter Tri-Cities!

Washington State is an important and growing gateway for exports to the Pacific Rim, Canada and the U.S. Southeast Washington's freight system provides competitive advantage for logistics and trade, manufacturing, agribusiness and timber/wood products sectors.

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An enormous variety of goods are handled on this system; food and groceries, fuel, pharmaceuticals and medical supplies, retail stock, office supplies, trash and recyclables, construction materials and equipment.

A recent distribution center study identified the business conditions and overall advantages for locating warehouse/freight/logistics facilities in the Tri-Cities.

The study identified the following unique community assets:

- Selected capital and operating costs are below those of the closest competition and significantly lower than other locations in the Pacific Northwest.
- Projected costs for transportation, personnel, electricity, and construction for a distribution center in the Tri-Cities are below all comparable locations in the region. The absence of corporate income and inventory taxes add to this value along with incentives for qualifying distribution centers.
- There also is a very competitive cost of living. The Tri-Cities are one of the few metropolitan areas on the West Coast whose average cost of living index is below the national average.
- Washington has no personal income tax. A study of personal taxes imposed by states and communities across the United States shows Washington locations rank among the least expensive. Job candidates are inclined to relocate when they are not burdened financially.





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.

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!

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(509) 735-1000**

www.TryTri-Cities.org

- 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.

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