



State Route 129 is one of the Top 15 Roads.
 - selected by riders in American Motorcyclist Magazine



Business & Lifestyle Profile

The beautiful Lewis-Clark Valley is the site of Lewiston, Idaho and Clarkston, Washington. The Lewis-Clark Valley offers a unique location opportunity for expanding companies. On one side of the Snake River is a corporate income tax state (Lewiston, Idaho); on the other side is a gross receipt tax state (Clarkston, Washington). Each present different regulatory environments, depending on the nature of the business.

Business locations can be determined on the basis of most-appropriate tax and regulatory issues, while enjoying the same labor market, vendor support, transportation services and training resources.

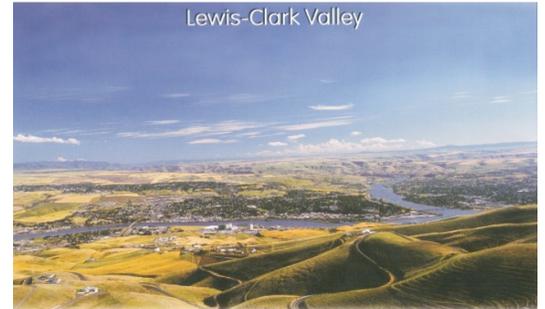
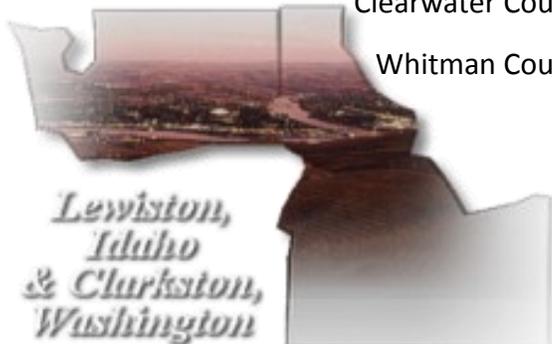
Demographics

2013 City Population

Lewiston	34,088
Clarkston	19,751
Moscow	24,499
Pullman	31,359

2013 County Populations

Asotin County	21,808
Latah County	38,184
Nez Perce County	39,265
Garfield County	2,250
Clearwater County	8,761
Whitman County	46,006



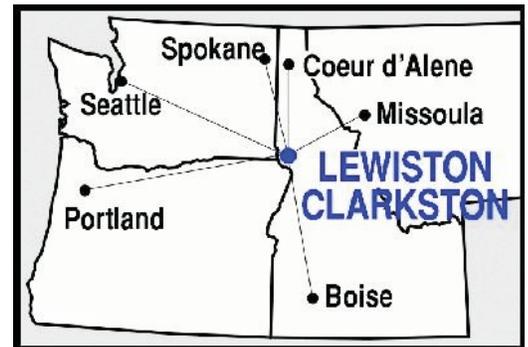
Distance to Major Cities in the Pacific Northwest (Highway miles)

Portland, Oregon - 335 miles

Seattle, Washington - 318 miles

Boise, Idaho - 273 miles

Spokane, Washington - 110 miles



Median Age of Total Population 2013

Under 18 years of age 22.0%

18 to 64 years of age 63.2%

65 years and over 14.8%



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Quality of Life

The people of the region welcome industry and encourage economic development and business growth.

National Geographic featured our region in their article, “A Paradise Called The Palouse.” Another beautiful part of our region is the acclaimed “Gateway to Hells Canyon”; The deepest river gorge in the United States. Our region is noted for its forests, agricultural production, scenic beauty, and our unique concentration of higher education institutions in a rural area. Our lifestyles are a mixture of outdoor recreational leisure, community events, arts and festivals. We are bordered by national forests, many wilderness areas, pristine lakes, whitewater rivers, and rugged canyons. In less than an hour’s drive, you can be fishing, camping, hunting, skiing or sailing.

We also have a wide range of culture. Ethnic and educational advantages, including ballet, symphony, theatre, concerts, and university seminars. Pac-12 football, basketball, and the host city for the NAIA world series headline the athletic events. Many fans also enjoy the complement of other sports played here. Our recreational and cultural opportunities are fantastic...but our business opportunities are too!

From the business perspective, the region’s centralized location within four western states plus British Columbia and Alberta, Canada, combined with our intermodal transportation system, places the area in an enviable position.



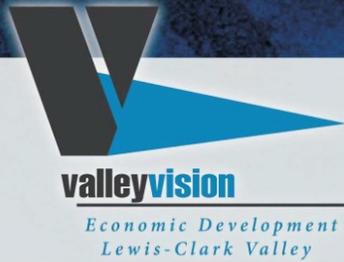
Hells Canyon



Selway River

Access to local, regional and international markets convenient and affordable. A loyal and dedicated workforce produces more and costs less.

Nearly all the great rivers in the Northwest come to, through, or near Lewiston, Idaho. While the Snake and Clearwater Rivers are right outside our front door, the Salmon, Selway, Lochsa, St. Joe, Grande Ronde, and dozens of smaller waterways are all within easy driving distance.



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Quality of Life (Continued)

The Lewis-Clark Valley is just a stone's throw away from the largest contiguous wilderness area in the lower forty-eight states: The River of No Return, Selway Bitterroot, Gospel Hump, Mallard-Larkins, Sawtooth, and Eagle Cap Wilderness Areas are all part of this watershed that includes another half-dozen National Forests and twice as many state and regional Parks. If it's natural beauty you're after, head for our region's rivers and wilderness.

Valley Climate

Length of Growing Season: 220 days

Average Rainfall: 12.52 inches

Annual Clear/Partly Cloudy Days: 168 days

Downtown Elevation: 738 feet

Airport Elevation: 1436 feet

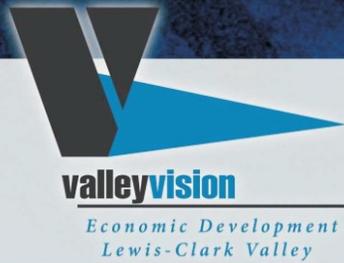
Average Temperatures

Winter...High 39.6 degrees ~ Low 27.1 degrees

Summer...High 89.0 degrees ~ Low 59.2 degrees

Valley Leisure, Recreation and Community Events Link





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Labor Market Information

A large number of businesses have traditionally thrived in this valley, including Clearwater Paper which has grown into a world leader in paper products manufacturing and technology. The completion of the waterway system which made Lewiston into the West's most inland seaport accelerated business growth and diversity. The Ports of Lewiston, Clarkston, and Wilma offer a gateway for manufacturers to the West coast as well as to the other countries in the Pacific rim. A network of river, rail, and highway transportation facilities, along with the economic assistance offered by area banks and community agencies, combine to give the Lewis-Clark Valley an excellent business climate.

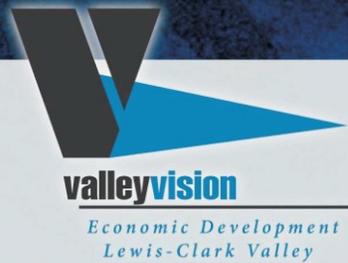
Major Employers No. Employees

Clearwater Paper-	1370
Regence BlueShield of Idaho-	750
Lewis Clark State College-	762
St. Joseph Regional Medical Center-	960
ATK, CCI, Spears-	1200
Lewiston School District-	827
Nez Perce Tribe-	720
Swift Transportation-	400
Tri-State Memorial Hospital-	387
Nez Perce County-	234
Poe Asphalt Paving, INC-	180
Costco Wholesale-	170
Asotin County-	210
Lewiston Morning Tribune-	140
Washington State University-	7183
University of Idaho-	4843
City of Lewiston-	335
Clarkston School District-	330
Schweitzer Engineering Laboratories-	220

Occupational Wages Average Wage

Accountants-	\$28.84
Assemblers-	\$14.81
Bookkeepers-	\$15.64
Carpenters, journey level-	\$17.76
Cashiers-	\$9.85
Computer Technicians-	\$18.16
Customer Service Reps-	\$13.63
Dental & Health Care Assts.-	\$16.33
Janitors-	\$11.66
Nurses, Registered-	\$29.42
Salespersons, Retail-	\$11.66
Clerical-	\$13.01
Truck Drivers, Heavy-	\$17.58





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Workforce

The Lewis-Clark Valley offers a high quality of life that ensures a stable quality workforce. Here you'll find a comfortable feeling where 35,000 people in the labor force blend their skills, talents and expertise to create a productive environment for business.

In this setting, there has been a steady influx of individuals and families seeking a clean, less complicated lifestyle where they know their neighbors, escape long commutes with heavy traffic, and still have the opportunity for business growth.

Local governments have planned for the growth that's occurring. Zoned land, available industrial and research parks, utility capacity, natural resource management and transportation are all factors that have received attention in planning for new industry and population. Two universities, a 4-year State College and a community college provide a diverse curriculum in continuing education for employees of growing businesses. This dimension is one way we return big dividends to employers. And our two-state environment provides ready access to a variety of financial resources to support training.



University of Idaho



Civilian Labor Force

Nez Perce & Asotin County 39,020

Additional Labor Force within 30 Miles

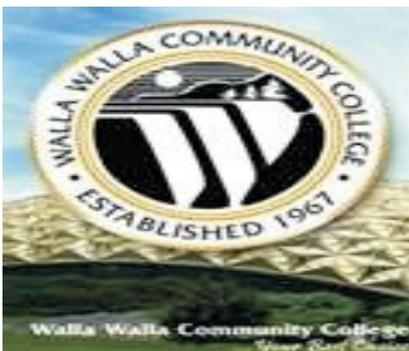
Clearwater County 3,183

Latah County 17,548

Idaho County 7,353

Lewis County 1,773

Whitman County 22,495



Lewis-Clark STATE COLLEGE



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Utilities & Infrastructure

We have the highest value choices (electricity and natural gas) at rates among the lowest in the United States. Even small businesses can achieve substantial savings here; there is a significant disparity in energy costs throughout the country (i.e. in New York, electricity costs as much as 4 times, depending on usage; in California. 40-100 percent more). The Valley also provides substantial water resources, as well as significant unused sewer treatment capacity.

Lewiston, Idaho Utility

Information:

Electricity

Residential 800 kwh= \$67.66

Commercial 300kw demand 90,000kwh= \$7,004.10

Industrial 3000kw demand 1,250,000kwh= \$69,747.50

Natural Gas

Residential 63 therm= \$54.97

Commercial 400 therm= \$304.10

Industrial 20,000 therm= \$11,970.62

Water

\$2.21 per 100 cubic feet

Sewer

Residential monthly average= \$28.27

Small Commercial monthly average=\$28.27

Large Commercial \$2.88 per 100 cubic feet

Sanitation

Residential Small Container(32gal)= \$12.05

Residential Medium Container(65gal)= \$18.30

Residential Large Container(90gal)= \$22.54



Clarkston, Washington Utility

Information:

Electricity

Residential 800 kwh= \$63.40

Commercial 300kw demand 90,000 kwh= \$8,226.20

Residential 3000kw demand 1,250,000 kwh= \$80,855

Natural Gas

Residential 63 therm= \$53.98

Commercial 400 therm= \$308.18

Industrial 20,000 therm= \$12,313.93

Water

\$.89 per 100 cubic feet

Sewer

Residential monthly average= \$19.80

Commercial monthly average= \$51.35

Sanitation

Residential container (33 gal)= \$13.40

Commercial container (33 gal)= \$14.80





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Transportation

We offer four economical modes of transportation to accommodate business needs. Air travel and air freight needs are served, and rail service is provided by three competitive carriers. We have river port sites which readily link us to domestic and international markets. A network of federal, state and county roads complete our intermodal transportation system.

Airlines Serving Lewiston/ Clarkston/ Nez Perce County

Lewiston Nez Perce County Regional Airport

www.golws.com

(208) 746-7962

Alaska Airlines/Horizon

www.alaskaair.com

(800) 252-7522

SkyWest/Delta Connection

www.delta.com

(800) 221-1212

Air Cargo Services

AirBorne Express (800) 654-3131

FedEx (800) 328-5355

Alaska Air/Horizon (800) 225-2752

UPS (800) 742-5877

Major Highways

US 12, E-W / US 95, N-S / US 195, N-S

Motor Freight Services

3B's Transportation Co.- Clarkston, WA (509) 751-1545

Fast Way Freight System- Lewiston, ID (208) 743-5504

Canyon Creek Transport Inc.- Lewiston, ID (208) 746-2002

Eagle Transfer- Lewiston, ID (208) 746-7961

Excel Transport Inc.- Lewiston, ID (208) 746-4111

Freightways, Inc.- Lewiston, ID (208) 743-7779

Jerdee Trucking- Lewiston, ID (208) 743-1132

Oak Harbor Freight Lines- Clarkston, WA (509) 751-9680

Swift Transportation Co. Inc.- Lewiston, ID (208) 746-8789

TCM Courier Services- Lewiston, ID (208) 746-4929

USF Reddaway- Lewiston, ID (208) 746-8509

Phantom Logistics/Bng Trucking- Clarkston, WA (509) 758-5535

Bus Service

Northwestern Trailways provides daily service including Spokane WA and Boise, ID hubs with bus connections to every state within the United States.

Local Bus Transportation: (208) 298-1341





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Port Information

Port of Lewiston

The Columbia-Snake River System is part of our nation's "Marine Highway" designated as the Inland Marine Transportation System, managed by the U.S. Army Corps of Engineers. Together the inland and coastal waterways handle one-sixth of the nation's industrial materials, commodities, and products. The Port of Lewiston, strategically located, is the furthest end of the Columbia-Snake River System, 465 river miles inland, and offers an equitable, alternative route for destinations into Canada and the U.S. Midwest. Utilizing this route as a viable alternative has only been recently 'discovered' by logistics companies who have oversize equipment destined for the interiors of Canada and the U.S. Midwest. The carbon footprint, transportation, permitting, and strategic planning costs of utilizing this route is significantly less than shipping through alternate marine routes importing into the United States with the same destination.



Northport

Northport is the Port of Lewiston's waterfront property, and the home of the Port's business office. The site's proximity to US 12, rail transportation, and the river make this site the ideal location for intermodal operations. The Port gives preference to potential tenants that rely heavily on the transportation industry for day-to-day operations.

Harry Wall Industrial Park

The Harry Wall Industrial Park is located immediately adjacent to State Route 128, which connects to US 12, US 95, and US 195. It is also located immediately adjacent to the Northport property, making intermodal operations readily available.

Business and Technology Park

The new business and technology park site currently consists of 24 acres with all utilities available adjacent to each property. In response to the needs of modern business and technology facilities, this property was built around a fiber optic infrastructure capable of high speed communications. The Business and Technology Park will expand to 44 acres within the next few years.



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Business and Technology Park

In cooperation with Nez Perce County and the City of Lewiston, the Port of Lewiston recently completed the construction of infrastructure and utility improvements for the new Business & Technology Park. The site is located in the heart of the most active development area within the Lewiston City Limits.

Incubator Suites

The incubator suites vary in size with a minimum space of 1,500 square feet. Most suites include an overhead door and an office space. The business must meet all City of Lewiston business and occupancy standards and a business type compatible to the neighboring suites.

Warehousing

Inland 465 Warehousing and Distribution operates the Port's 150,000 square-foot distribution facility located adjacent to the Port of Lewiston container yard.

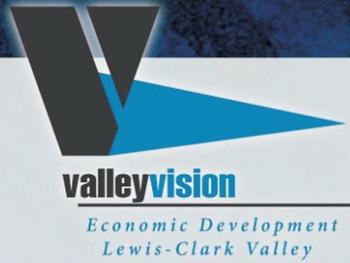
Facilities include 10 truck bays, 5 rail bays (served by Burlington Northern/Santa Fe and Union Pacific), and inside and outside storage for forest and paper products, manufactured goods, and agricultural products. Inside storage benefits from a controlled minimum temperature.

Grain Storage

Grain shipments are the Port's number one export. Lewis Clark Terminal and CLD Pacific Grain, LLC have a combined storage capacity of 6.2 million bushels maintained at the Port.



Doug Nadvornick/NNN



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Port of Clarkston

The Port of Clarkston "Facilitates sustainable growth" by providing infrastructure on land and in-water in Asotin County.

Complementing land and building offerings in the historic "airport" district within the Clarkston city limits, the Port of Clarkston's Sustainable Business Park located west of Evans Road in Asotin County will be completed in early 2013. This will provide approximately 45 acres of new and shovel-ready ground for business development. Land will be available for lease or for sale.



Freight and cruise boat docks owned and managed by the Port of Clarkston have plenty of capacity. The Port also has a working crane available for use. Port staff would welcome discussing needs for moving freight or passengers. Another water amenity offered by the Port is its new recreational boat dock and amphitheater, connected to Granite Lake Park in Clarkston.

The Port is expanding its infrastructure investments beyond roads, water, sewer, and buildings to telecommunications infrastructure. Phase 1 of the Port's build-out, scheduled for 2012, will connect fiber to many of the parcels north of Bridge Street in Clarkston. .

The Port of Clarkston is open to a wide range of partnerships in working toward its goal of create jobs. Whether your business need is within the manufacturing community, the medical sector, or in other areas, Port staff would be happy to discuss how it can help you achieve your goals.





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Port of Wilma

The Port of Wilma is the largest and busiest of the on-water port sites. Located directly across the Snake River from historic Lewiston, ID, and Clarkston, WA, the Port of Wilma is the fastest growing on-water port site. Website: http://www.portwhitman.com/port_of_wilma.php

Size

There are 279.90 acres of developed industrial property and 76 acres, located across State Highway 193 to the north zoned agricultural. The 229.90 acres of the developed land is divided into 24 lots and one 14.70 acre public port site.

Water

2,000 gallon/ minute system; 500,000 gallon reservoir with two deep wells. As part of the new water plan developed in 2000, The Port constructed the Wilma waterline to bring water into the site from the Asotin PUD.

Sewer

The sand filter chlorinator dual lagoon system was decommissioned in 2006. The infrastructure still exists. In 2006, a 5,000 gallon septic tank was connected to the two three-hundred foot drain field constructed in 1989.

Grain Storage

4.6 million Bushels of storage for grain and dry peas.

Present tenants

General cargo firms, a petroleum import and storage company, lumber milling and manufacturing company, a microwave R&D and manufacturing company, wood chip processors and shippers, a concrete block manufacturer, propane distribution and storage companies, a wood recycling company, a tree service company, a self-contained waste processing facility, a helicopter business, a boat manufacturing company and a grain shipment and storage company.

