



Located in Pendleton, Oregon at I-84 exit 216, Coyote Business Park has lots zoned light industrial and commercial/retail. With a diverse tenant base that includes technology, medical, logistics support services, retail, office buildings, tourism and hospitality Coyote Business Park has established itself as an economic hub for the entire region. Flat sites with utilities at the curb are ready for your next project!

Coyote Business Park Overview

Sites	Coyote North	Coyote South	Coyote East
Acres available now	13 Acres	140 Acres	18 Acres
Expansion acres	24.20 Acres	580 Acres	37 Acres
Zoning	Commercial/Retail	Light Industrial	Commercial/Retail
This space is well suited for these industries	Office Buildings, Retail, Restaurants, Medical Offices	Distribution/Logistics, Light Manufacturing, Value Added Agriculture	Retail, Restaurants, Hotels
Adjacent Uses	Agriculture & Commercial	Agriculture	Agriculture & Commercial

Utilities	Specifications	Provider
Water	16" line— 3,600,000 GPD	CTUIR
Sewer	4" pressure line—500,000 GPD	CTUIR
Electricity*	3 phase power available at site	Pacific Power
Natural Gas	4" main, 55 lbs. pressure	Cascade Natural Gas
Telecom	Fiber & copper available to all sites—telecom redundancy	Century Link

* The nearest BPA substation is two miles away, and new substations can be developed on an as-needed basis.