



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	Wanapa
Acres available now	13 Acres	140 Acres	18 Acres	120 Acres
Expansion acres	24.20 Acres	580 Acres	37 Acres	0 Acres
Zoning	Commercial/Retail	Light Industrial	Commercial/Retail	Heavy Industrial
This space is well suited for these industries	Office Buildings, Retail, Restaurants, Medical Offices	Distribution/Logistics, Light Manufacturing, Value Added Agriculture	Retail, Restaurants, Hotels	Food Processing, Distribution/Logistics, Manufacturing, Data Centers, Power Generation
Adjacent Uses	Agriculture & Commercial	Agriculture	Agriculture & Commercial	Industrial & Wildlife Area

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

Coyote Business Park and Wanapa Industrial Site are owned and operated by:

Confederated Tribes of the Umatilla Indian Reservation | Department of Economic and Community Development
 46411 Timine Way | Pendleton, OR 97801 | 541-966-2121 | info@CoyoteBusinessPark.com | www.CoyoteBusinessPark.com