



Clearwater & Snake River  
one of the top 30 fishing  
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## 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.



## 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

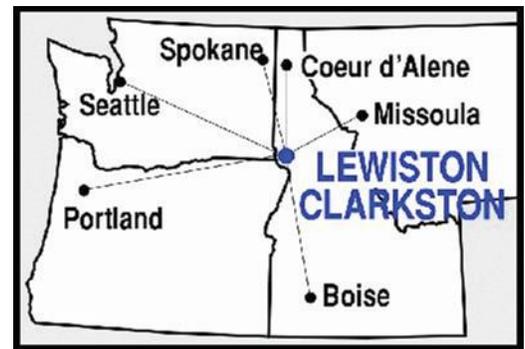
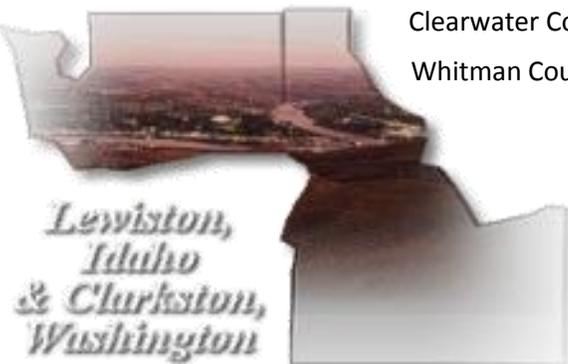
## Demographics

### 2019 City Populations

- Lewiston- 36,527
- Clarkston- 7,396
- Moscow- 29,351
- Pullman- 36,413

### 2019 County Populations

- Asotin County- 22,717
- Latah County- 40,124
- Nez Perce County- 40,409
- Garfield County- 2,239
- Clearwater County- 8,762
- Whitman County- 50,315



## Median Age of Total Population 2019

- Under 18 years of age 23.3%
- 18 to 64 years of age 66.2%
- 65 years of age and older 20.5%

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One of the top 20 places to live and visit in the West – American Cowboy Magazine



## 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, white water 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 include 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,



**Hells Canyon**

places the area in an enviable position.

Access to local, regional and international markets is 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.



**Selway River**

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#6 of Top Ten Best Place to Live for Pet Lovers - US News & World Report



### 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.

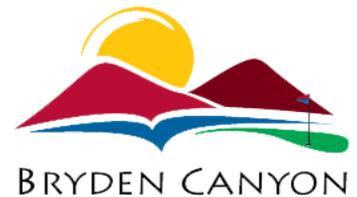
### Valley Climate

- 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 Links



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Hells Gate State Park ranked one of the best 50 campgrounds in the West - Sunset Magazine



## 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. of Employees
Clearwater Paper-	1414
Regence BlueShield of Idaho-	509
Lewis-Clark State College-	750
St. Joseph Regional Medical Center-	950
Vista Outdoor-	1177
Lewiston School District-	1200
Nez Perce Tribe-	1346
Swift Transportation-	400
Tri-State Memorial Hospital-	500
Nez Perce County-	220
Poe Asphalt Paving, Inc.-	140
Costco Wholesale-	240
Asotin County-	130
Lewiston Morning Tribune-	160
Washington State University-	6130
University of Idaho-	4843
City of Lewiston-	289
Clarkston School District-	330
Schweitzer Engineering Laboratories-	520

## Occupational Wages

	Average Wage
Accountants-	\$29.80
Assemblers-	\$14.67
Bookkeepers-	\$16.93
Carpenters, Journey level-	\$17.27
Cashiers-	\$10.88
Computer Technicians-	\$17.74
Customer Service Reps-	\$14.53
Dental & Health Care Assts.-	\$18.22
Janitors-	\$12.03
Nurses, Registered-	\$29.66
Salespersons, Retail-	\$13.28
Clerical-	\$14.88
Truck Drivers, Heavy-	\$19.54



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Best Places to Live for  
Access to Hunting & Fishing  
– Outdoor Life Magazine



## 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.



## Civilian Labor Force By County

Nez Perce & Asotin	31,497
Clearwater County	2,886
Latah County-	20,274
Idaho County-	6,560
Lewis County-	1,676
Whitman County-	23,900
Garfield County-	922

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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= \$75.31  
Commercial 300 kw demand 90,000 kwh= \$7,493.20  
Industrial 3000 kw demand 1,250,000 kwh= \$73,647.50



#### Natural Gas

Residential 63 therm= \$52.61  
Commercial 400 therm= \$270.98  
Industrial 20,000 therm= \$9,651.15

#### Water

\$2.43 per 100 cubic feet

#### Sewer

Residential monthly average= \$30.00  
Small Commercial monthly average= \$30.00  
Large Commercial monthly average= \$3.00 per 100 cubic feet

#### Sanitation

Residential Small Container (32 gal)= \$12.04  
Residential Medium Container (65 gal)= \$18.30  
Residential Large Container (90 gal)= \$22.54

### Clarkston, Washington Utility Information:

#### Electricity

Residential 800 kwh= \$67.72  
Commercial 300 kw demand 90,000 kwh= \$8,380.10  
Industrial 3000 kw demand 1,250,000 kwh= \$85,672.50

#### Natural Gas

Residential 63 therm= \$58.99  
Commercial 400 therm= \$330.49  
Industrial 20,000 therm= \$13,294.77

#### Water

\$0.93 per 100 cubic feet

#### Sewer

Residential monthly average= \$30.31  
Commercial monthly average= \$78.60

#### Sanitation

Residential container (34 gal)= \$16.35  
Commercial container (33 gal)= \$17.90



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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](http://www.golws.com)

(208) 746-7962

SkyWest/Delta Connection

[www.delta.com](http://www.delta.com)

(800)221-1212

## Air Cargo Services

Airborne Express (800) 654-3131

FedEx (800) 328-5355

## 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.- 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 connection to every state within the continental United States.

Local Bus Transportation- Lewiston Transit (208) 298-1341

[www.ridethevalley.org](http://www.ridethevalley.org)

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## Port of Lewiston- Idaho's Seaport

The Port of Lewiston is the most inland seaport on the West Coast, located 465 river miles from the ocean. It is strategically located to link the Inland Northwest to global trade markets by connecting to the Columbia Snake River System, part of American's Marine High-way Corridors. The waterway is managed by the U.S. Army Corps of Engineers.



The Port serves as a hub for intermodal transportation, with immediate access to river, road and rail routes and a nearby airport.

Port Facilities include a 275-linear ft. dock and 250-ton crane to accommodate heavy pick and roll-on/roll-off cargos. Indoor and outdoor storage is also available onsite. Contact the Port of Lewiston at (208) 743-3209 to learn more about how specific cargos can be accommodated.

Website: [www.portoflewiston.com/](http://www.portoflewiston.com/)

## The Columbia Snake River System

The Columbia Snake River System is a major export gateway in the U.S. It is the No. 1 U.S. wheat export gate-way and the No. 2 U.S. soy export gateway. It is also the top West Coast gateway for wood and bulk exports. Millions of tons of cargo move annually on the inland and coastal waterways and cruise boat traffic provides over \$1 million in economic benefits for the region.

Barging is the most efficient, cost-effective and environmentally friendly way to move cargo. A typical four-barge tow can carry as much cargo as 140 rail cars or 538 trucks.

## Port of Lewiston's Role in Economic Development

The Port is a publicly owned economic development organization serving Nez Perce County and beyond. Aside from facilitating intermodal transportation and international trade, the Port develops industrial and business parks, installs needed infrastructure, operates a business incubator program and provides community grants for economic development purposes. Job creation is the primary goal of activities and investments.

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## **Dark Fiber Network Project**

One of the Port’s major projects is to install a dark fiber network throughout Lewiston to help facilitate high speed broadband services. As of 2017, the Port had completed 14 miles as the backbone of the network. Plans are to expand annually based on demand. The Port’s network crosses the Snake River and connects to the Port of Clarkston’s network to offer redundancy to customers. The network ties into the Port of Whitman County’s extensive dark fiber network, which runs from the LC Valley to Spokane.

## **Port Properties**

### **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.

### **The Business and Technology Park**

The Business and Technology Park currently consists of 13.3 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 fiber optic infrastructure capable of high speed communications. The Business and Technology Park will expand to 44 acres within the next few years.

In cooperation with Nez Perce County and the City of Lewiston, the Port of Lewiston recently completed 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 Sites

Designed to assist start-up manufacturing businesses, 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. An incubator business must meet all City of Lewiston business and occupancy standards and must be a business type compatible to the neighboring suites.

Interested parties need to submit a business plan to the Port for consideration.

## 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 Watco and connecting to Burlington Northern/Santa Fe and Union Pacific hubs), 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 number one export leaving Lewiston. Lewis-Clark Terminal owns the grain facility adjacent to the Port of Lewiston. LCT has a combined storage capacity of 9 million bushels. An expansion in 2017 is planned for additional storage capacity and processing improvements.



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.

Website: [www.portofclarkston.com](http://www.portofclarkston.com)

## Turning Pointe Business Park

Complementing land and building offerings in the historic “airport” district within north Clarkston, the Port of Clarkston’s Sustainable Business Park is located west of Evans Road in Asotin County. Roughly 45 acres of shovel-ready ground is ready for business development. Land will be available for lease or for sale.

## Historic Port Area

The Port of Clarkston offers opportunities for warehousing and distribution in north Clarkston. It also provides infrastructure for high tech companies, the medical sector, the manufacturing sector and more. Opportunities are still available, so we welcome calls from businesses.

## On the River

Cruise boat traffic calling at the Port of Clarkston has been growing. More than 27,000 cruise boat passengers and crew are expected annually. 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. An annual event, Riverfest, helps celebrate the rivers contributions to the business and culture of our community.





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Farmers Insurance



## High Speed Internet

The Port is expanding its infrastructure investments beyond roads, water, sewer, and buildings to telecommunications infrastructure. For the past five years, the Port of Clarkston has been investing in fiber optic cable to assure high-speed internet connections across the community. It has strategic connections to the Port of Whitman County's dark fiber network, which runs from the Red Wolf Bridge to Spokane. Also the Port recently completed and intertie with the Port of Lewiston fiber on Southway Bridge, creating redundancy to assure greater connectivity.

The Port of Clarkston is open to a wide range of partnerships in working toward its goal of creating jobs. Whether your business need relates to the emerging grape growing/wine-making industry or other more traditional sectors, Port of Clarkston staff is happy to discuss how we can help you achieve your goals.



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## Port of Wilma

The Port of Wilma is the largest and busiest of the Port of Whitman County's on-water port sites. Located directly across the Snake River from historic Lewiston, ID, and Clarkston, WA, the Port of Wilma reached full capacity in 2016.

Website: [www.portwhitman.com/doingbusiness/portwilma/](http://www.portwhitman.com/doingbusiness/portwilma/)



## Size

There are 279.90 acres of developed industrial property and 76 undeveloped acres, located across State Highway 193 to the north.

## Water

2,000 gallon/ minute system; 500,000 gallon reservoir with two deep wells. The water system is managed and maintained by the Asotin PUD.



## Sewer

A new drain field was installed in 2015 and is managed and maintained by the Asotin PUD.

## Grain Storage

4.8 million Bushels of storage for grain and dry peas.

## Present tenants

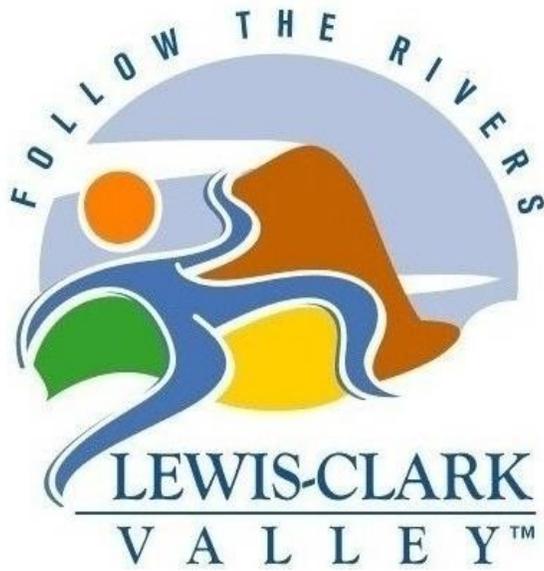
A general cargo firm, two agricultural support companies, a lumber milling and manufacturing company, a wood chip processor and shipper, a concrete block manufacturer, two propane distribution and storage companies, a wood recycling company, a tree service company, a self-contained waste processing facility, a helicopter business, a boat manufacturing company, and grain shipment and storage company.



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