



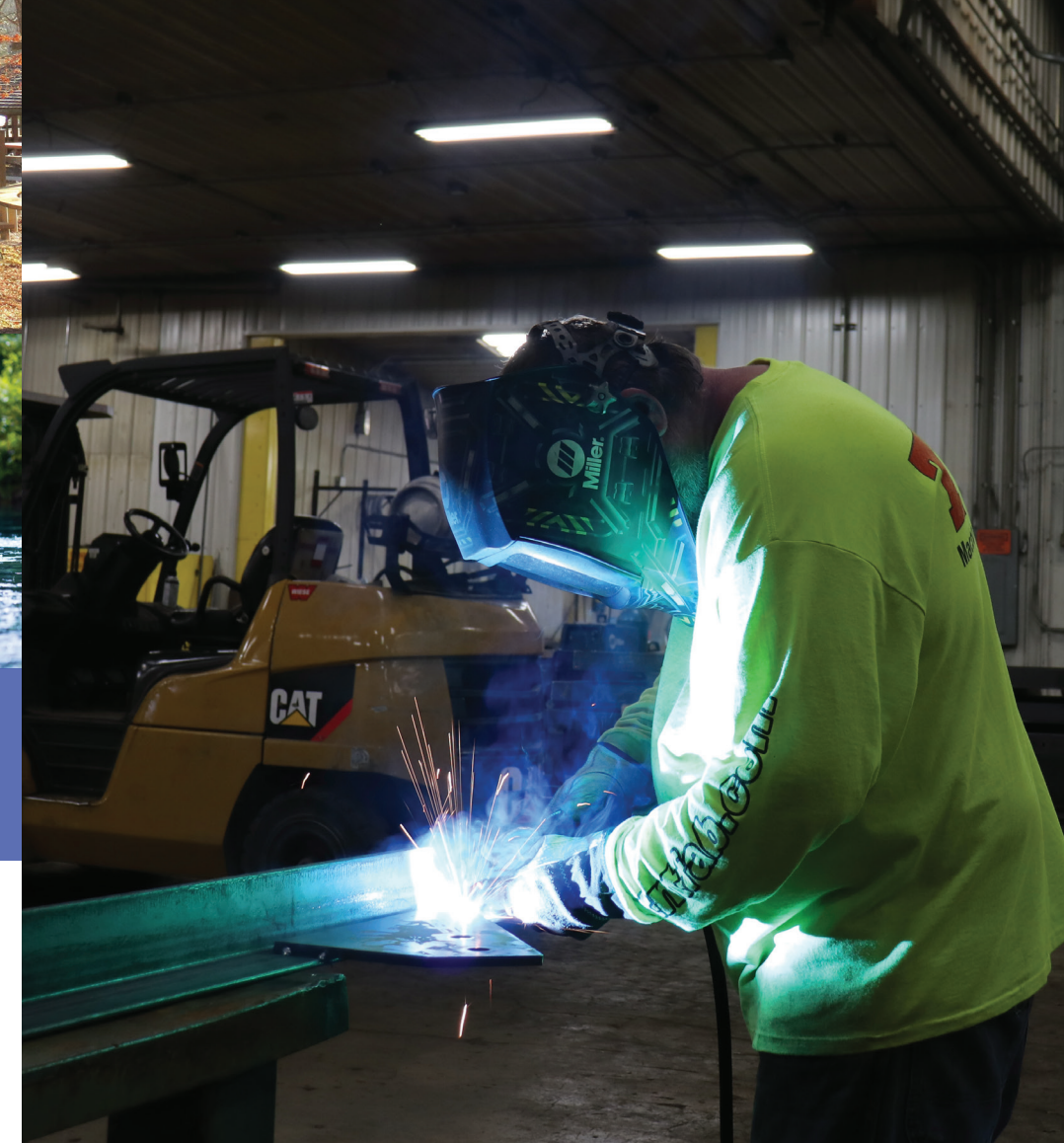
A central location with numerous advantages

- Located within a day's drive of 127 million consumers.
- A labor shed of more than 163,000 workers within a 50 radius.
- Missouri-Certified industrial park located within both an Opportunity Zone and an Enhanced Enterprise Zone.

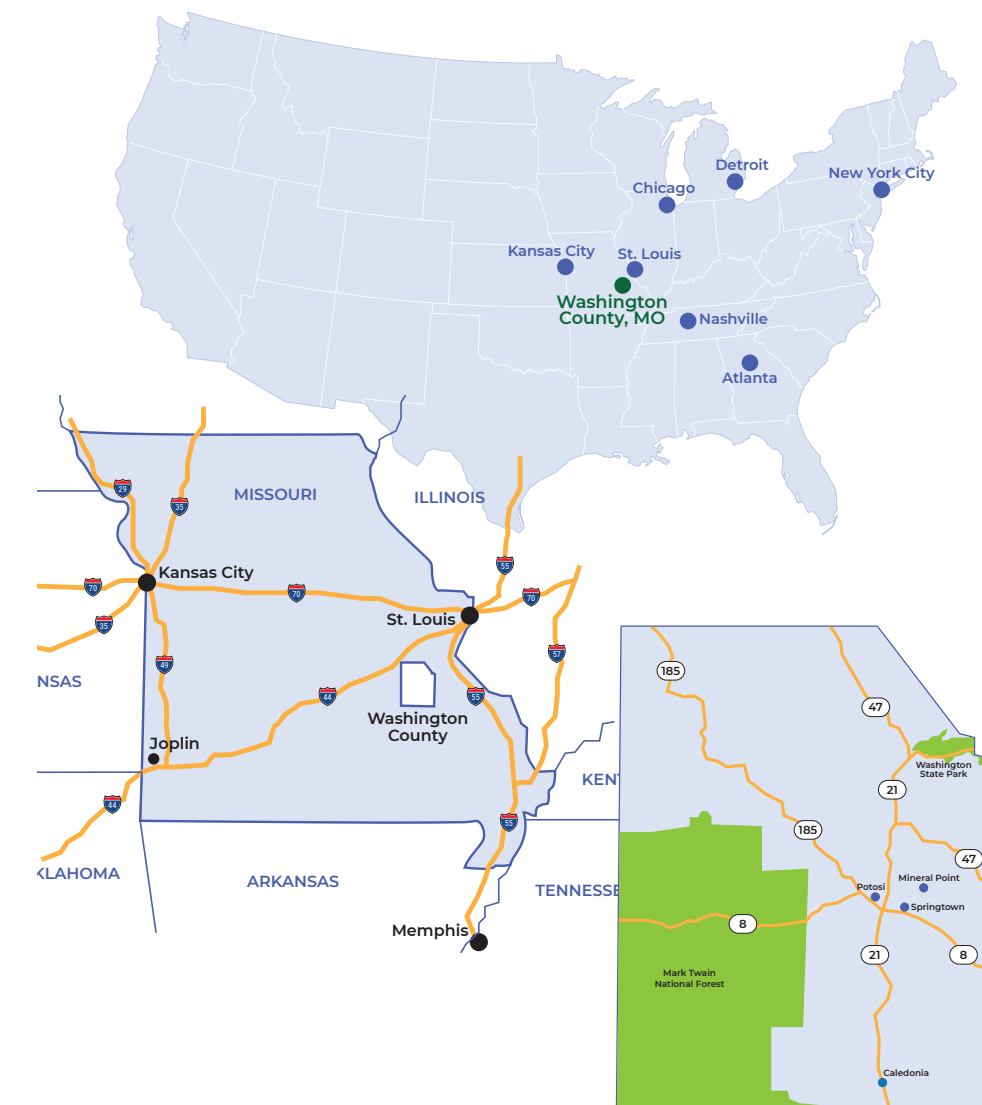
An outdoor paradise with appealing communities

One of Washington County's biggest business advantages is what you can do when you're not working. Our quaint communities are surrounded by nature's bounty. Nearly a third of the county is within a national forest, and opportunities for hiking, cycling, boating, swimming, camping, hunting, and fishing abound.

You'll appreciate the friendly way of life you'll find throughout our area. It's the safe kind of place where neighbors know and look out for one another, and where kids can be kids. You'll discover plenty of charming shops (including a delightful historic candy store) and dining and drinking options -- and when you crave big-city excitement, St. Louis is just an hour away!



Working hard to help your company succeed



CONTACT INFORMATION:



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Your future in
Washington County, Missouri



Washington County
Industrial Development Authority

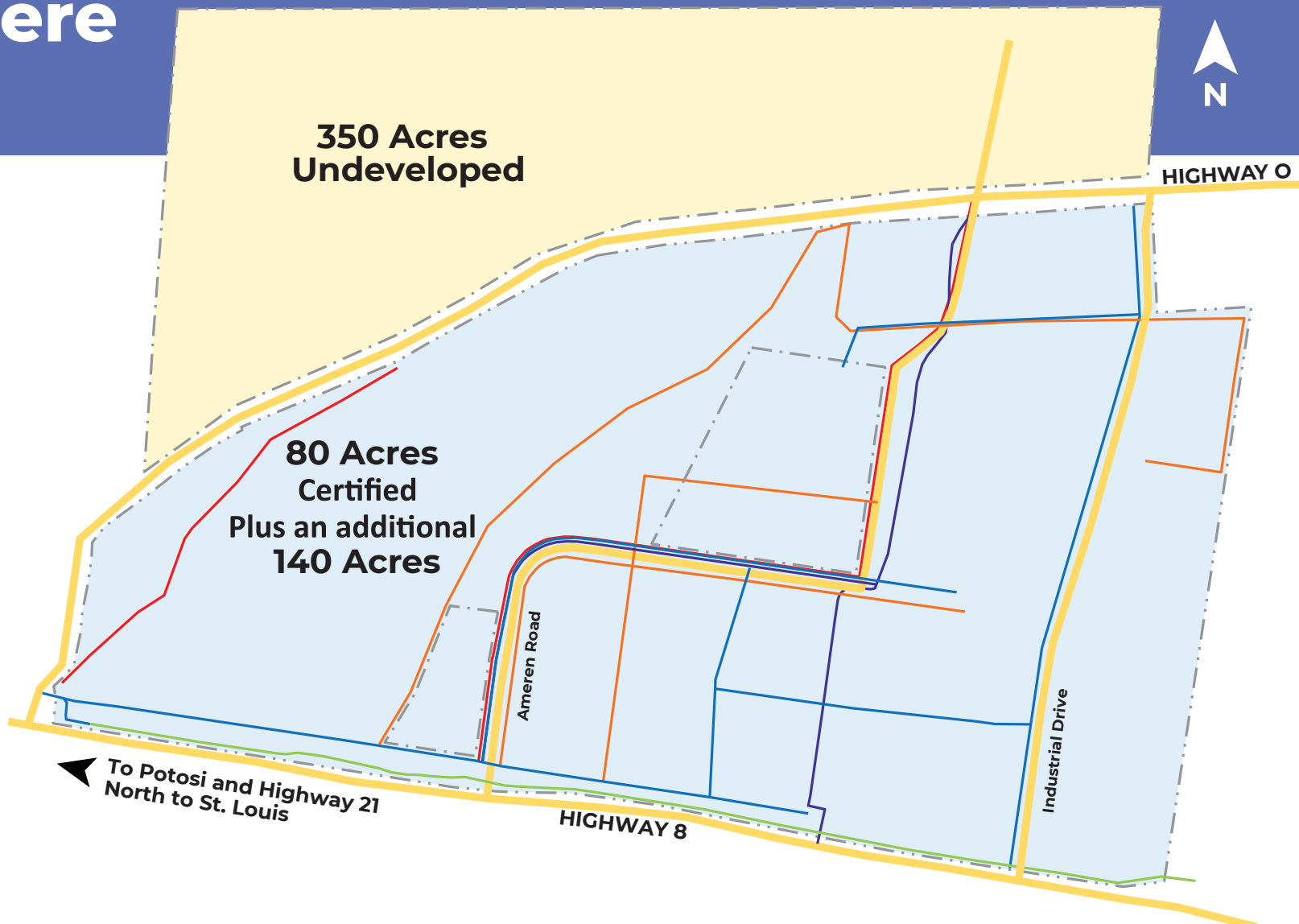
Bring your future to the site where hard work fuels success

Washington County Industrial Park

PLENTY OF ROOM TO GROW

Companies seeking sites for strategic opportunities will have a tough time finding a better choice than Washington County and the Washington County Industrial Park. This Missouri-certified industrial park, located within both an Opportunity Zone and an Enhanced Enterprise Zone, currently has nearly 80 certified acres with all utilities in place. That's in addition to 350 acres in the North Park and 140 in the South Park, so there's room to accommodate nearly any need. Site and utility costs are remarkably affordable.

- Legend**
- Property Line
 - Sanitary Sewer Line
 - Water Line
 - Overhead Electric
 - Gas Line



A LOYAL AND LARGE WORKFORCE

Washington County employers benefit from access to a labor shed of more than 263,000 workers within a 50-mile radius. Just as important, the local labor force is known for its loyalty to employers. As one employer noted, "Washington County workers stick like glue." Local educators keep the workforce strong, with K-12 and postsecondary programs aligned to employer needs, which is how we've achieved a Certified Work Ready workforce.



READY FOR TODAY'S MANUFACTURERS

Washington County is an excellent location for manufacturers, thanks to our large workforce, excellent worker training, and our central location. Training programs include machining, CNC operations, welding, and many others. With quick and easy zoning and permitting, businesses can locate here and get into operations more quickly. Our industrial parks offer fast broadband service to meet the needs of modern manufacturers.



WITHIN A DAY OF 127+ MILLION CONSUMERS

Washington County's central location puts companies within eight hours or a day's truck drive of more than 127 million consumers, allowing distribution and logistics operations excellent reach with remarkably affordable land and labor. Distribution activities are supported with training programs (many available at no cost to employers) that deliver skills in areas such as product receiving, storage, order processing, inventory control, dispatch and tracking, and trucking. Fast broadband keeps operations here connected with the world.