

140,000 sq.ft
Manufacturing Building Available for Lease
Dell Avenue Industrial Building
1106 Dell Avenue, Walla Walla, WA 99362



Facility Description:

Building: 194,000 sq.ft.

- Manufacturing Area – 35,000 sq.ft. - Storage Ceiling height 11 feet **(Available)**
- Upper Warehouse – 50,000 sq.ft. - Storage Ceiling height 14 feet **(Available)**
- Lower Warehouse – 42,000 sq.ft. - Storage Ceiling height 17 feet **(Leased)**
- Train Shed – 19,200 sq.ft. - Storage Ceiling height 14 feet **(Available)**
- Back Warehouse – 16,800 sq.ft. - Storage Ceiling height 14 - 20 feet **(Leased)**
- West Warehouse – 12,000 sq.ft. - Storage Ceiling height 14 -20 feet **(Available)**
- Offices, conference room, restrooms, lunchroom, utility/storage rooms & loading dock area – ± 19,000 sq.ft. **(Available)**

Lot size: 11 acres

Zoning: Industrial

HVAC: Forced gas heaters in Manufacturing Area, Upper Warehouse, Back Warehouse & West Warehouse. HVAC in offices, restrooms & lunchroom.

Rail: Rail spur on-site: BNSF – Operated by Blue Mountain Railroad

Truck Docks: Several dock high and at-grade truck loading docks

Fire System: Overhead wet and dry sprinkler system throughout the building.

Utilities: * Water & Sewer: On-site - City of Walla Walla

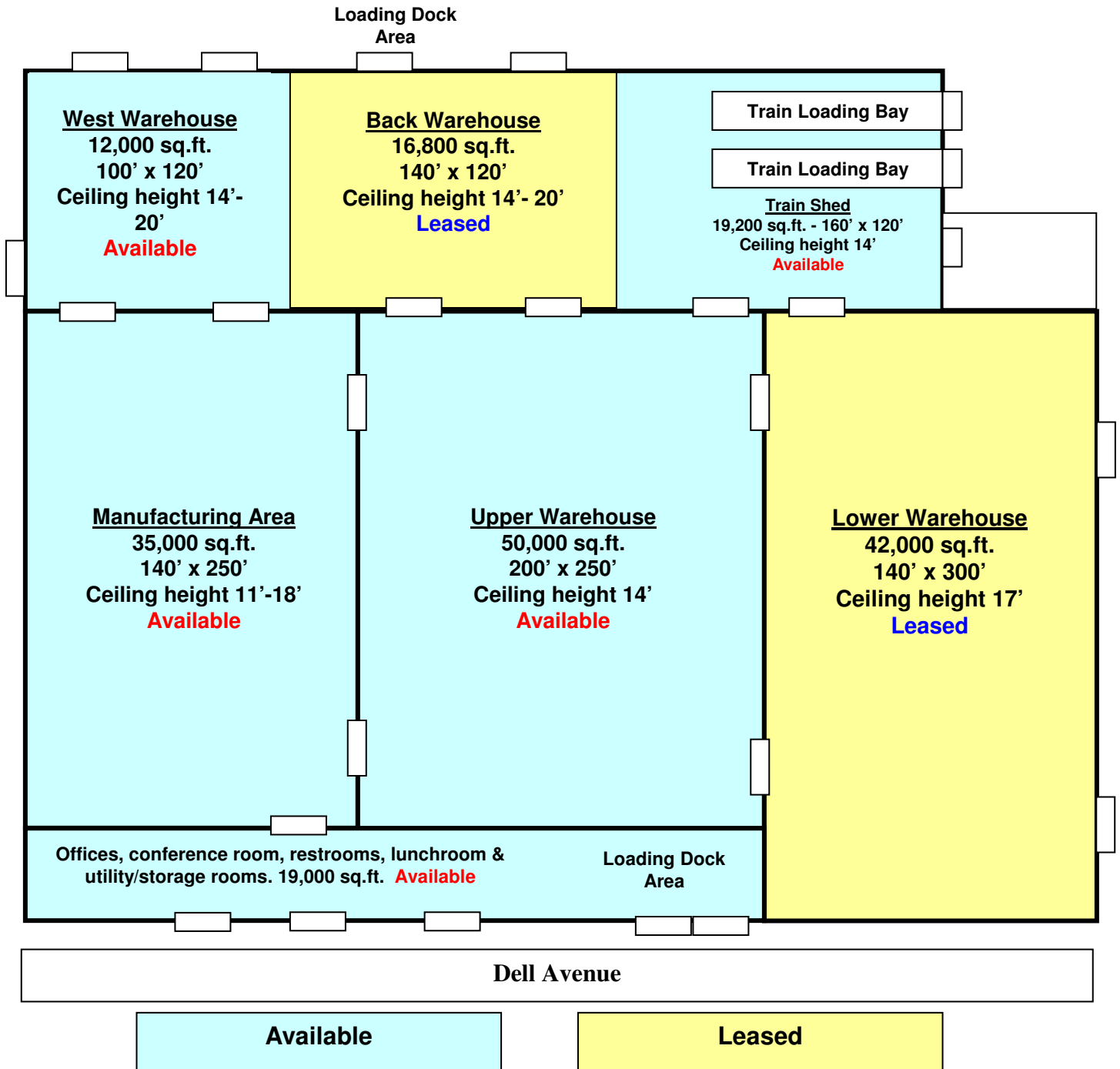
* Electrical: 240 & 120 volt three phase, 220 & 110 single phase

* Natural Gas: - On-site- Cascade Natural Gas

Transportation: **Highway:** Facility is adjacent to U.S. Highway 12. The major population centers of Seattle & Spokane, Washington; Portland, Oregon; and Boise, Idaho are all overnight by truck from Walla Walla.

Air: Minutes from the Walla Walla Regional Airport. Three (3) daily direct commercial flights to Seattle International Airport through Horizon Air (Alaska Airlines).

Environmental: Phase 1 & 2 Environmental completed.



Lease Terms

- Rates and terms negotiable.
- Lessee responsible for utilities, insurance & State Leasehold Tax of 12.84%.

For more information contact:

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