

Single & Multi-Tenant Food Processing, Production, Industrial Buildings For Lease or Sale

CONTACT

GREG MILLERDRUSS ROBERTS, COSenior DirectorCertified Commerci+1 206 779 1692+1 509 594 7989Greg.Millerd@cushwake.comRroberts@ccim.net

RUSS ROBERTS, CCIM NIC ALFIERI Certified Commercial Broker +1 509 594 7989 +1 425 985 5764 Rroberts@ccim.net Nicolas.Alfieri@cc

NIC ALFIERISTEPHEN FIFEAssociate BrokerDirector+1 425 985 5764+1 602 224 4447Nicolas.Alfieri@cushwake.comStephen.Fife@cushwake.com





// PROPERTY FEATURES



GRANT COUNTY PUD

ALL BUILDINGS SERVICED BY GRANT COUNTY PUD, PROVIDER OF THE LOWEST ELECTRICAL RATES IN THE COUNTRY (AMPLE CAPACITY)



HEAVY INDUSTIAL SERVICES

ALL BUILDINGS SERVICED WITH HEAVY INDUSTRIAL WATER, SEWER, GAS, AND FIOS



HEAVY INDUSTRIAL ZONING MANUFACTURING, ASSEMBLY, FOOD PROCESSING,

DISTRIBUTION, ETC.



OCCUPANCY

ALL BUILDINGS DELIVERED FOR OCCUPANCY 10-12 MONTHS AFTER LEASE EXECUTION



CONSTRUCTION

IMP OR TILT CONSTRUCTION (DEPENDING ON USER PREFERNCE AND PLANNED USE)



DESIGNATED U.S. OPPORTUNITY ZONE



+1 206 779 1692

Certified Commercial Broker Associate Broker



MASTER PLAN CONCEPT



BUILDING SPECS CAN BE MODIFIED TO SUIT **BLDG #1-4**

- 65,000 SF buildings 24'-30' clear height
- Single or multi-tenant configuration, BTS office
- Dock high and grade level loading •
- Structural steel with IMP cladding or concrete tilt •
- Ideal for low-temp, mid-temp, and ambient warehousing/distribution uses
- Two-story and one-story offices •
- Buildings 1 & 3, 2 & 4, can be combined to create (2) 131,000 SF ٠ buildings. Buildings can also be eliminated to support users requiring outside storage

BLDG #5-8

- 31.500 SF buildings 18'-24' clear height
- Single or multi-tenant configuration, BTS Office •
- Dock high and grade level loading
- Concrete tilt wall construction to minimize clearance requirements • between buildings
- Ideal for a variety of ambient warehousing, distribution, and/or light manufacturing uses
- Buildings 5 & 6, 7 & 8, can be combined to create (2) 63,000 SF buildings. buildings can also be eliminated to support users requiring outside storage.

+1 206 779 1692

Certified Commercial Broker Associate Broker



// LOCATION OVERVIEW GRANT CO. INT'L AIRPORT **OPPORTUNITY ZONE #108**

EMPLOYERS

- 1. GENERAL DYNAMICS
- 2. SGL (BMW) CARBON FIBERS
- 3. BOEING
- 4. GENIE INDUSTRIES
- 5. MITSUBISHI AEROSPACE
- 6. FUJI CHEMICAL

DRIVE TIMES & DISTANCES

PORTS OF TACOMA & SEATTLE

3 HOURS / 190 MILES

SPOKANE 1 HOUR, 40 MINUTES / 104 MILES

PORTLAND

4 HOURS, 40 MINUTES / 288 MILES

BOISE 5 HOURS, 30 MINUTES / 360 MILES

17 GRANT COUNTY INTERNATIONAL AIRPORT $(\mathbf{2})$ SUBJECT PROPERTY MOSES LAKE, WA

+1 206 779 1692

Certified Commercial Broker Associate Broker

MOSES LAKE INDUSTRIAL PARK For Lease & Sale











CONTACT

GREG MILLERD Senior Director +1 206 779 1692 Greg.Millerd@cushv RUSS ROBERTS, CCIM Certified Commercial Brok +1 509 594 7989 Broberts@ccim.net NIC ALFIERI Associate Broker +1 425 985 5764 Nicolas.Alfieri@cush STEPHEN FIFE Director +1 602 224 4447 Stephen.Fife@cushwake.com



MOSES OMMERCE CENTER

CONTACT

GREG MILLERD Senior Director +1 206 779 1692 Greg.Millerd@cushwake.com Rroberts@ccim.net

RUSS ROBERTS, CCIM Certified Commercial Broker Associate Broker +1 509 594 7989

NIC ALFIERI +1 425 985 5764 Nicolas.Alfieri@cushwake.com Stephen.Fife@cushwake.com

-

100

STEPHEN FIFE Director +1 602 224 4447

2.



©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHORAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.