

90 | 82 COLD LOGISTICS CENTER

NOW PRE-LEASING FOR Q3 2027 DELIVERY



ELLENSBURG, WA

NEW CLASS-A COLD STORAGE
STRATEGICALLY LOCATED IN THE HEART OF PACIFIC NORTHWEST DISTRIBUTION

PROPERTY DESCRIPTION

Led by industry veterans.

Purpose-built for modern cold chain logistics.

Designed for high-throughput operations.



200 S Elliott Street | Ellensburg, WA 98926



Construction Timeline

Start Summer 2026
Est. completion July 2027



Fire Safety

Quall System (Cold/Freezer)
Standard System (Remainder of Building)



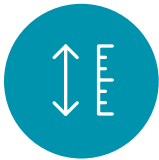
Site Area

20 Acres



Pallet Positions

Cooler: 5,000 total (2,500 Phase 1 / 2,500 Phase 2)
Frozen: 52,640 total (23,640 Phase 1 / 29,000 Phase 2)
Ability to provide more if needed



Clear Height

Dock: 28'
Cold/Freezer: 48'



Temperature

Cooler/Cool Dock: 35° to 37° F
Freezer: -10° to 0° F
Rooms for multiple temps can be made available in Phase 2 if needed



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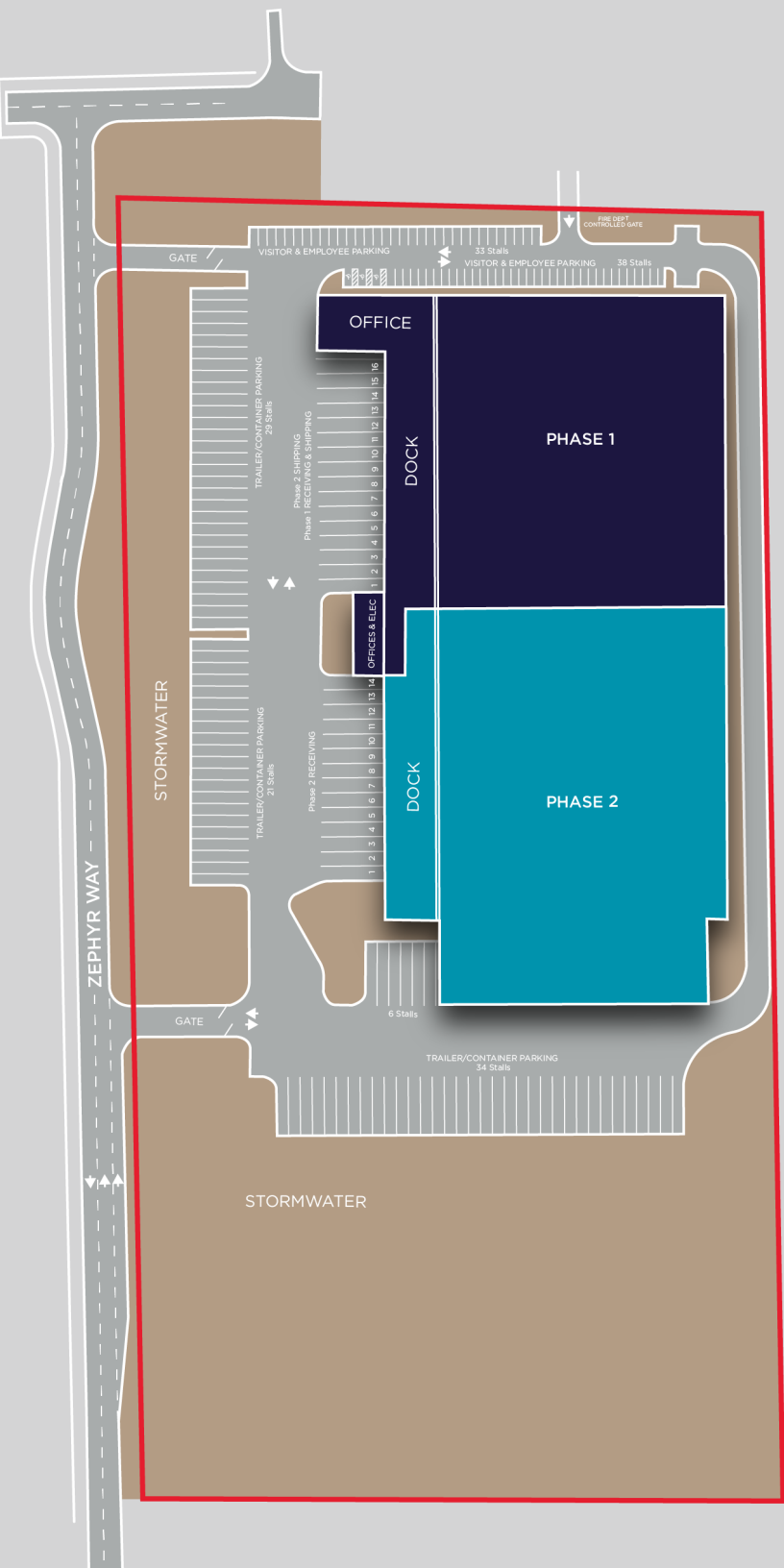
30 Total
(16 in Phase 1)
(14 in Phase 2)



Trailer Parking

90 positions

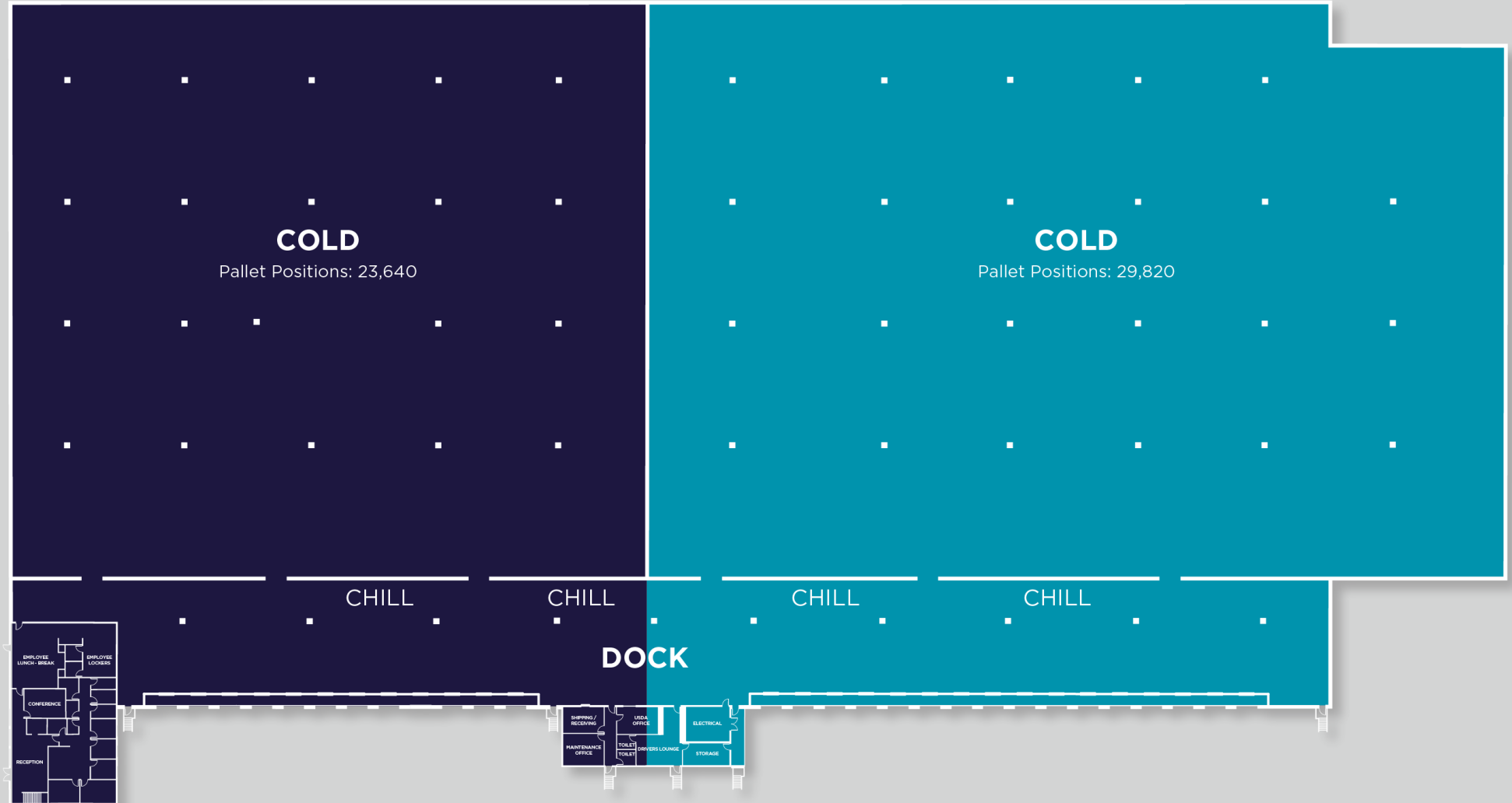
SITE PLAN



BUILDING PLAN

PHASE 1

PHASE 2



LOCATION OVERVIEW



PORT OF BELLINGHAM

Distance: 188 miles
Time: 3 hours & 10 minutes



PORT OF SEATTLE

Distance: 110 miles
Time: 1 hour & 50 minutes



PORT OF TACOMA

Distance: 117 miles
Time: 1 hour & 50 minutes



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PORT OF PORTLAND

Distance: 232 miles
Time: 3 hours & 50 minutes

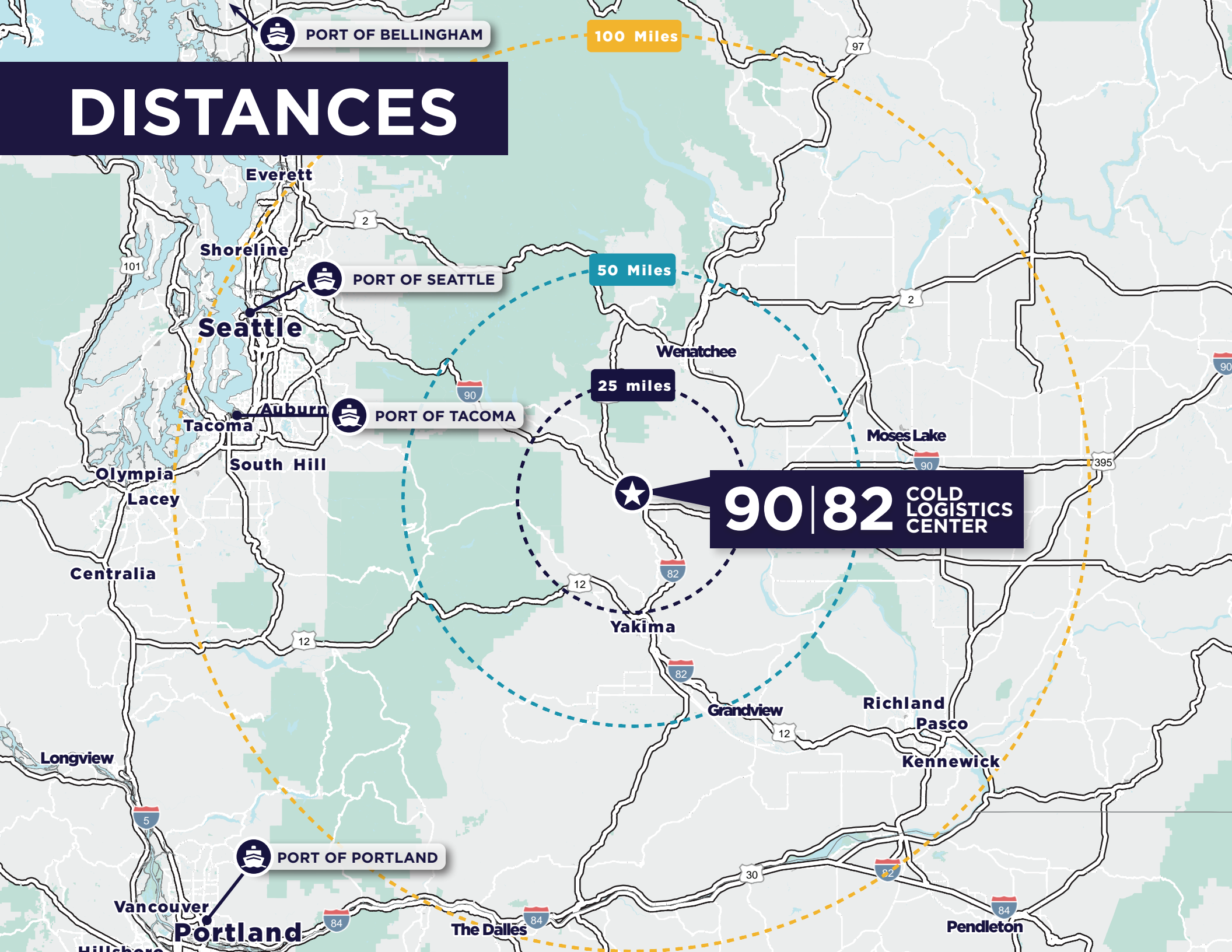


SPOKANE, WA

Distance: 176 miles
Time: 2 hours & 30 minutes



DISTANCES



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