

FOR SALE | LEASE

Moses Lake Industrial Warehouse and Yard

12600 E WHEELER RD

Moses Lake, WA 98837

PRESENTED BY:

JOHN J. HILLIER

Senior Advisor

O: 509.939.8094

john.hillier@svn.com

WA #44909

OMAR SADAoui, CCIM

Advisor

O: 509.601.0695

omar.sadaoui@svn.com

WA #22008121



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$7,500,000
LEASE RATE:	Contact Broker
BUILDING SF:	± 40,360 SF
WAREHOUSE SF:	± 37,860 SF
OFFICE SF:	± 2,500 SF
LOT SIZE:	± 10.00 Acres
PRICE / SF:	\$185.83
YEAR BUILT:	1994

PROPERTY OVERVIEW

Heavy Industrial warehouse with clean office space uniquely positioned in the rapidly expanding area of Moses Lake, WA. This partially fenced and graveled 10 acre site provides ample yard space, and large manufacturing/distribution capacity. Easy access to I-90 with frontage on Wheeler Rd for high visibility. Three buildings are located on the property with a total of 10 Grade Level Doors.

PROPERTY HIGHLIGHTS

- Front and Side Fenced Lot and Graveled Yard
- 23'-3" - 31'-5" Ceiling and Clear Heights
- Heavy Power - 1200A/480v/3-Phase (lowest power costs in the U.S)
- 10 Ton Crane Capacity
- In the vicinity of rail and air freight (Grant County International Airport)
- Close Proximity to new Manufacturing Developments (Fast growing area)

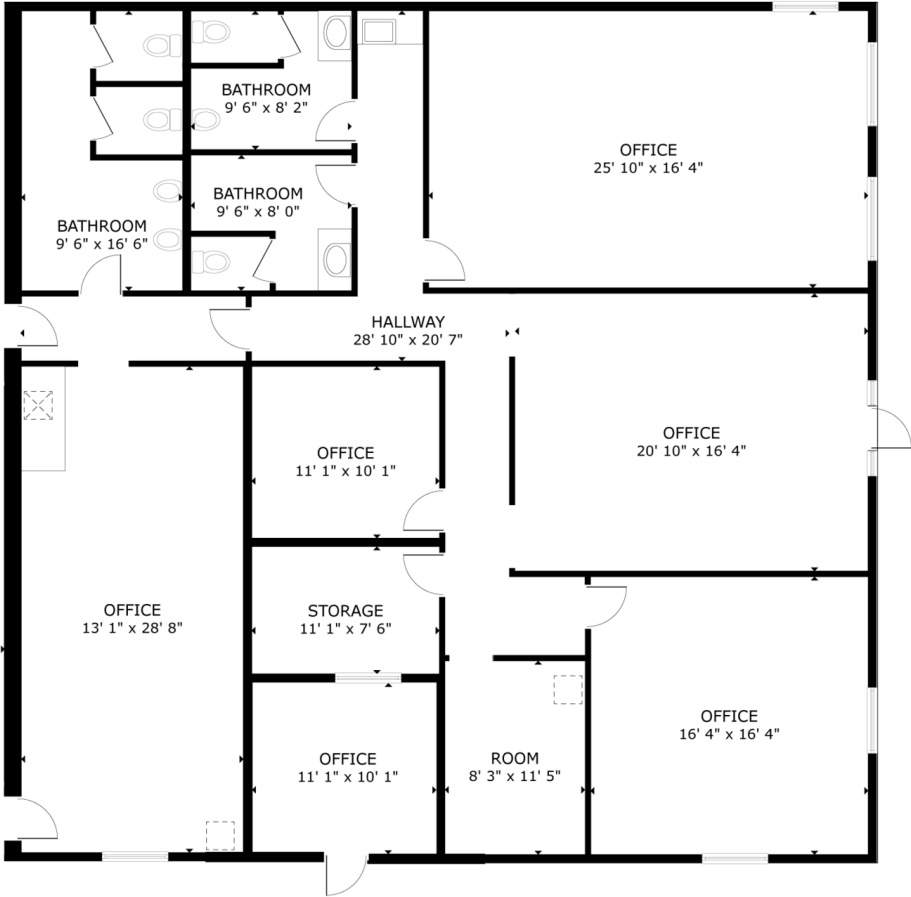
ADDITIONAL PHOTOS



BUSINESS MAP



OFFICE FLOOR PLAN

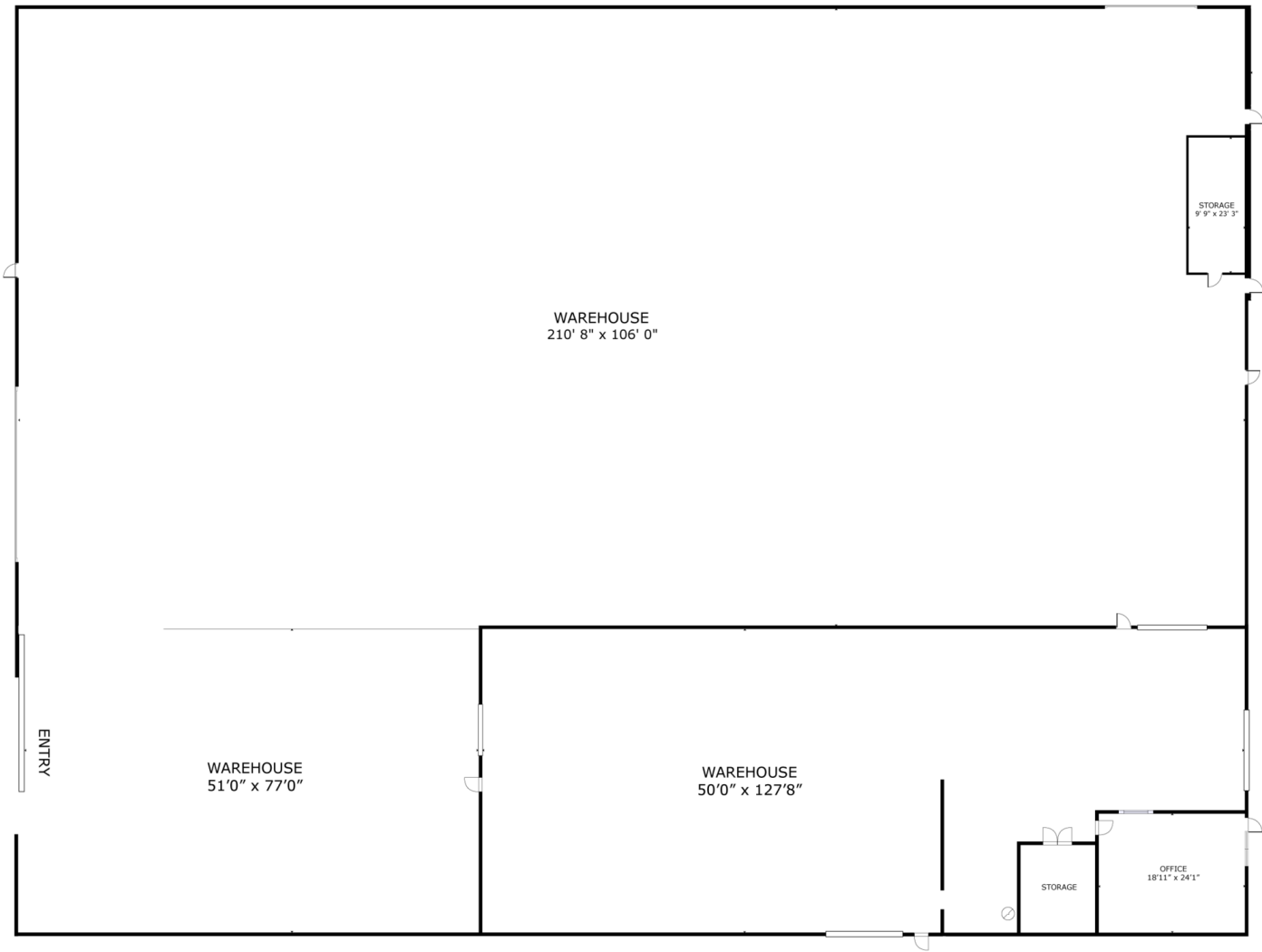


OFFICE FLOOR PLAN

GROSS AREA
OFFICE AND INTERNAL AREA : 3,096 sq.ft.
WAREHOUSE AREA : 31,984 sq.ft.
TOTAL : 35,080 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



WAREHOUSE FLOOR PLAN



WAREHOUSE FLOOR PLAN

GROSS AREA
OFFICE AND INTERNAL AREA : 3,096 sq.ft.
WAREHOUSE AREA : 31,984 sq.ft.
TOTAL : 35,080 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DRIVE TIMES MAP



**Wheeler Rd,
Moses Lake**
32,500 SF
Industrial Building

Drive Times From Moses Lake

Seattle, WA
2.5 Hrs | 177 Miles

Portland, OR
4.5 Hrs | 288 Miles

Tri Cities, WA
1.5 Hrs | 78 Miles

Reno, NV
11.5 Hrs | 725 Miles

Spokane, WA
1.5 Hrs | 104 Miles

Missoula, MT
4.5 Hrs | 300 Miles

Boise, ID
5.5 Hrs | 358 Miles

Denver, CO
17.5 Hrs | 1,168 Miles

Salt Lake City, UT
10.5 Hrs | 693 Miles

LOCATION MAP

