

SALE / LEASE / BUILD TO SUIT

VIP Commerce Center - Moses Lake

WHEELER RD NE
Moses Lake, WA 98837

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$21,500,000 \$4.11/SF
LEASE RATE:	Contact Broker
BUILD TO SUIT SF:	20,000 - 1,000,000 SF
LOT SIZE:	120 AC 5,227,200 SF
ZONING:	Heavy Industrial
MARKET:	Moses Lake
APN:	110069433, 090865050

PROPERTY OVERVIEW

New development opportunity for ± 120 acres of Heavy Industrial land being offered For Sale, Lease, or Build To Suit located directly in the path of progress of Moses Lake, WA.

PROPERTY HIGHLIGHTS

- Build to Suit | Flexible size ranges
- Sub-divisible land | Master planned development
- In the vicinity of rail and air freight (Grant County International Airport)
- Grant County PUD | Low-cost hydropower
- Centrally located between Seattle and Spokane in Washington State
- Convenient access to I-90

Existing ± 40,000 SF manufacturing facility available, located at 42000 E Wheeler Rd

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CONCEPTUAL SITE PLAN



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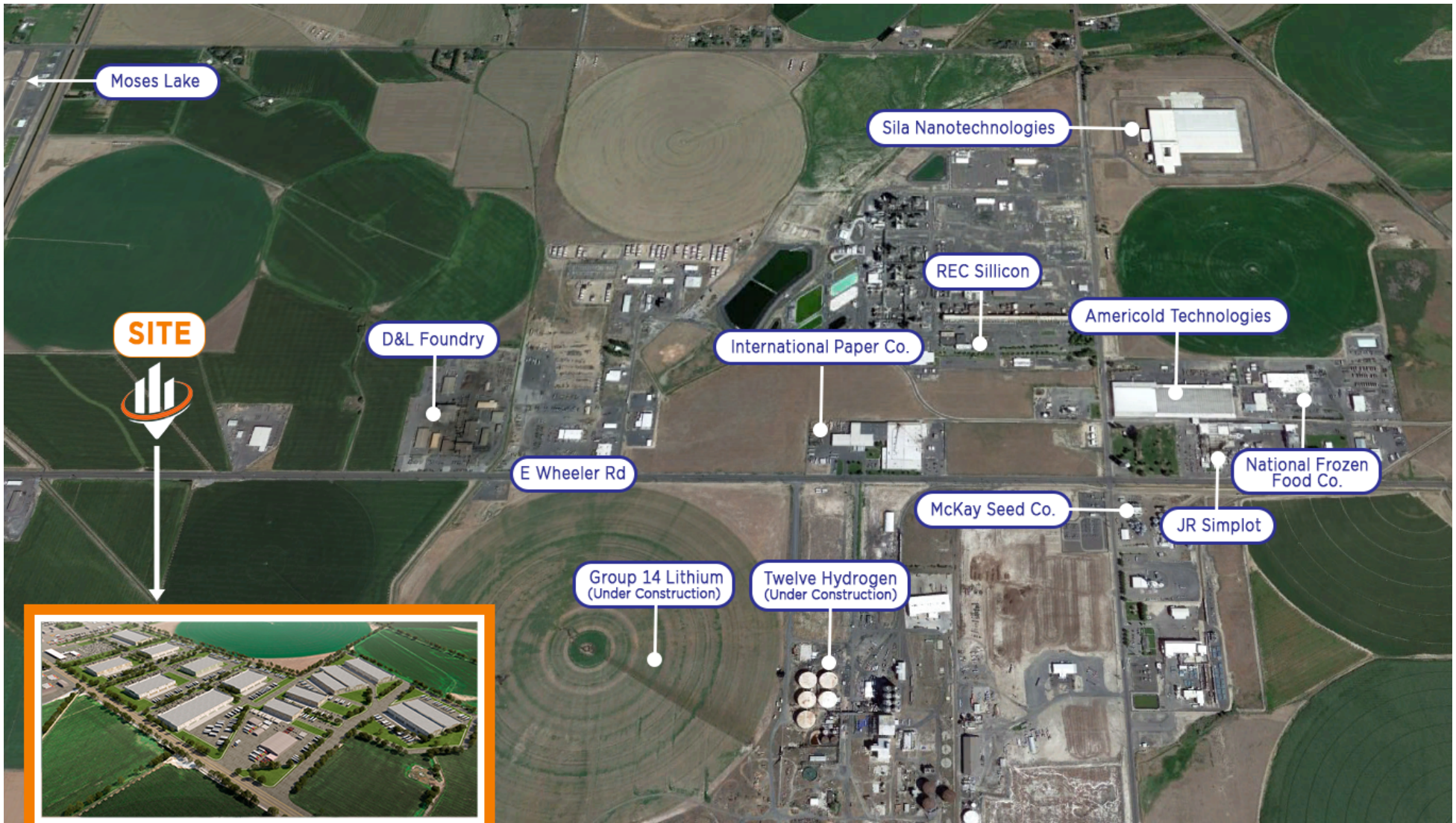
LOCATION MAP



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BUSINESS MAP



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REGIONAL MAP



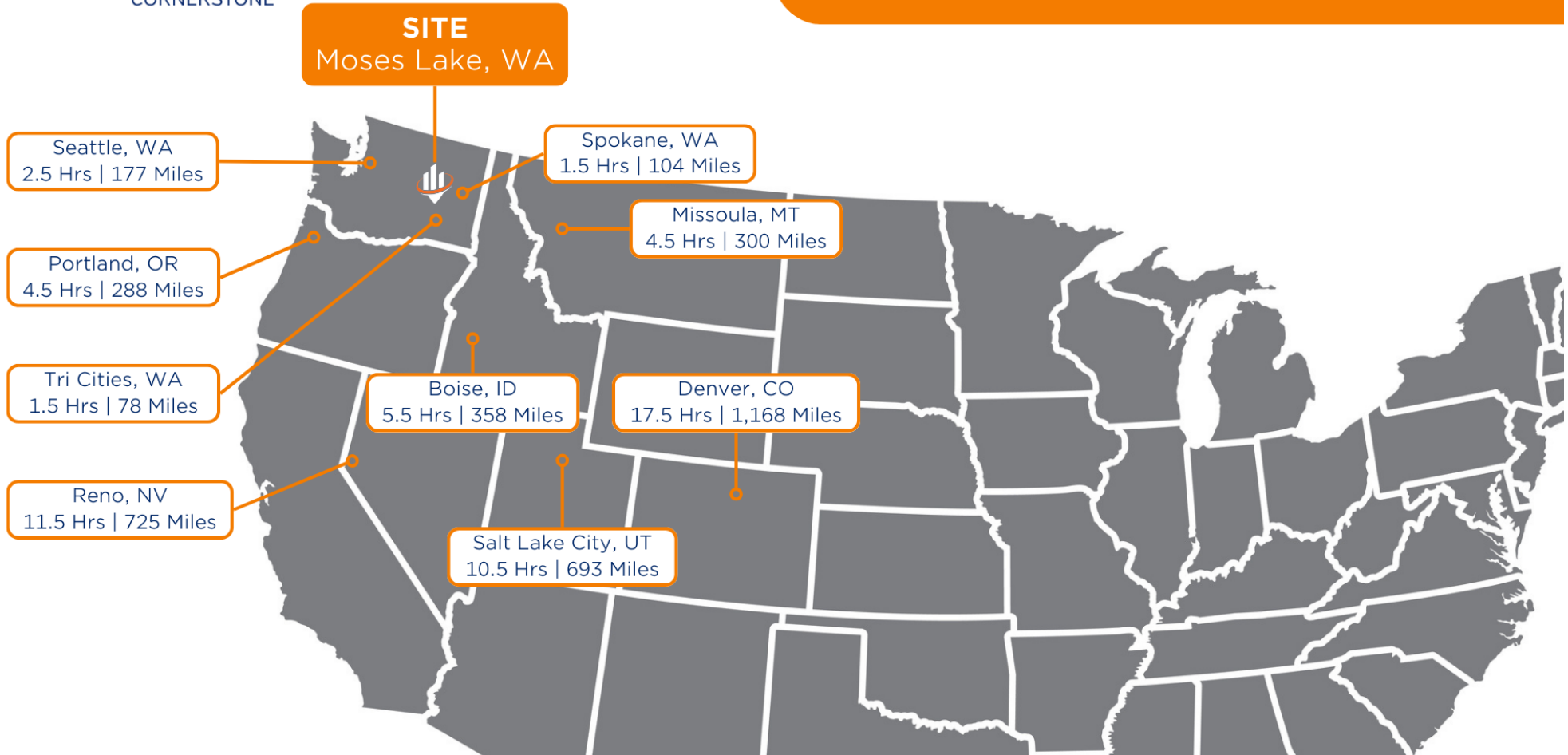
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DRIVE TIME MAP



Drive Times From Moses Lake



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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	448	29,412	39,262
AVERAGE AGE	31.6	35.5	36.1
AVERAGE AGE (MALE)	42.3	35.4	35.9
AVERAGE AGE (FEMALE)	29.9	35.2	35.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	155	11,648	15,389
# OF PERSONS PER HH	2.9	2.5	2.6
AVERAGE HH INCOME	\$94,172	\$63,206	\$66,078
AVERAGE HOUSE VALUE	\$167,669	\$165,103	\$182,290

2020 American Community Survey (ACS)



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