

13222 Wheeler Road NE Moses Lake, WA 98837

Property Features:

- Building Size: 16,775 SF ±
 - Warehouse: 11,947 SF ±
 - Shop Dimensions: 85' x 140'
 - (4) 24' x 16' O.H.D.
 - Drive Thru Ability
 - Office: 4,828 SF±
 - Radiant Heat
 - 1200 AMPs 3-Phase Service
- Total Lot Size: 3.81 Acres ±
- (2) 6-Ton Bridge Cranes
- Metal Frame Construction; Built in 2012
- (2) 3,200 SF Quonset Units
- Zoning: Heavy Industrial
- 6" Concrete Floors
- City Sewer & Water
- 20' Clear to Bottom of Crane
- Energy Rate: \$3.42 per Industrial KWH
 - Amongst Lowest in the Nation

Sales Price: \$2,100,000

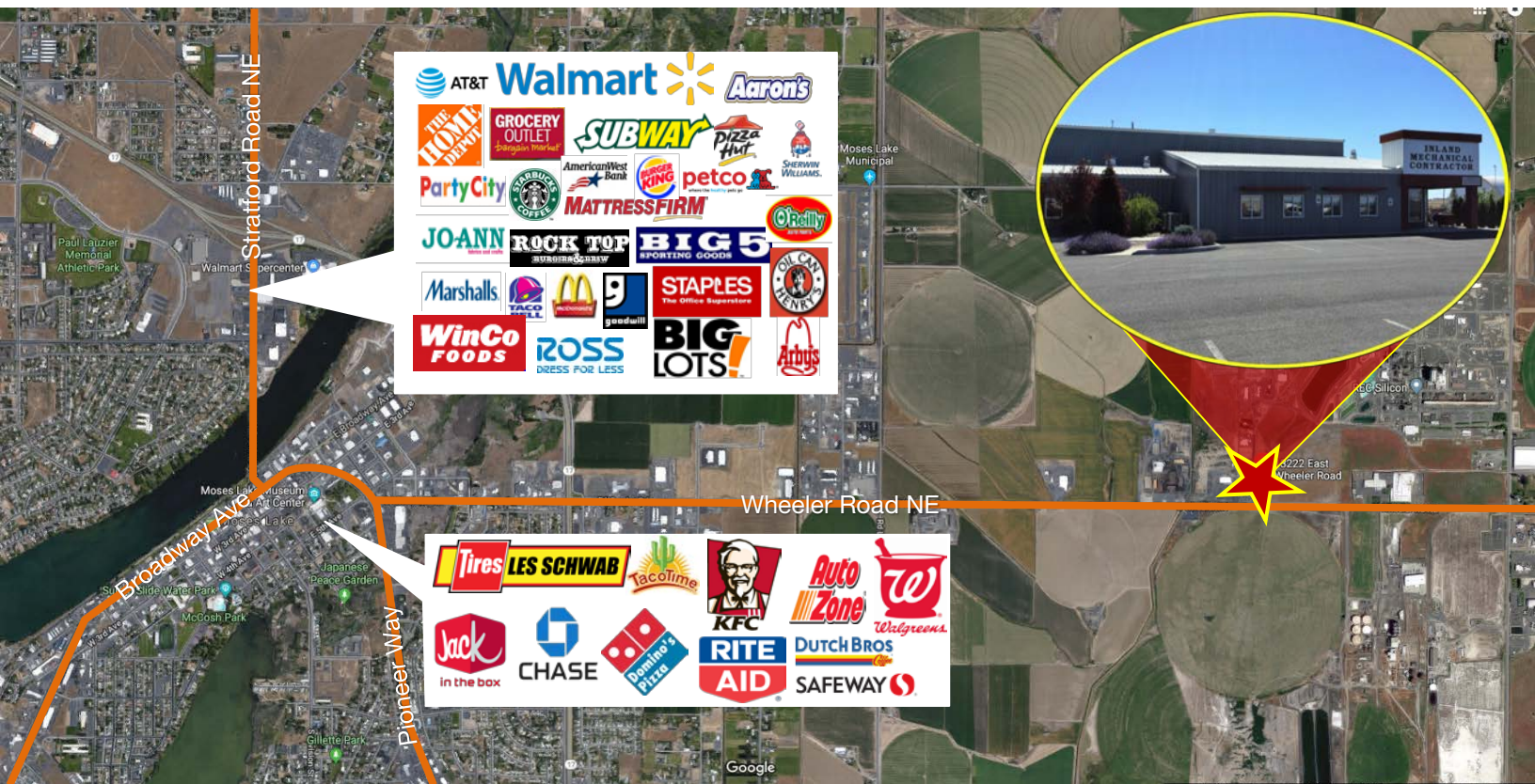
Lease Rate: \$0.40/SF Month NNN

For More Information, Contact:

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2018 Demographics:	5 Mile	10 Miles	15 Miles
Population	25,819	40,902	46,638
Average Household Income	\$69,593	\$70,840	\$70,250
Households	9,302	14,470	16,331
Median Age	34	34.1	33.8



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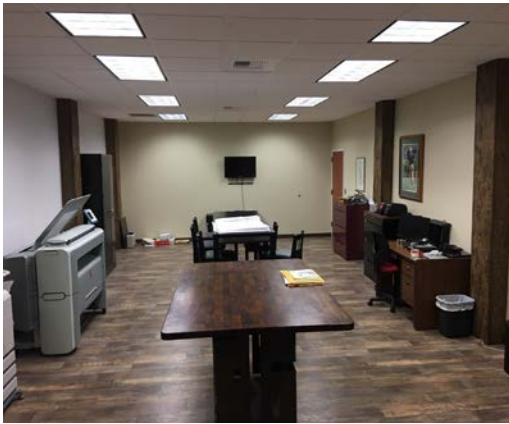
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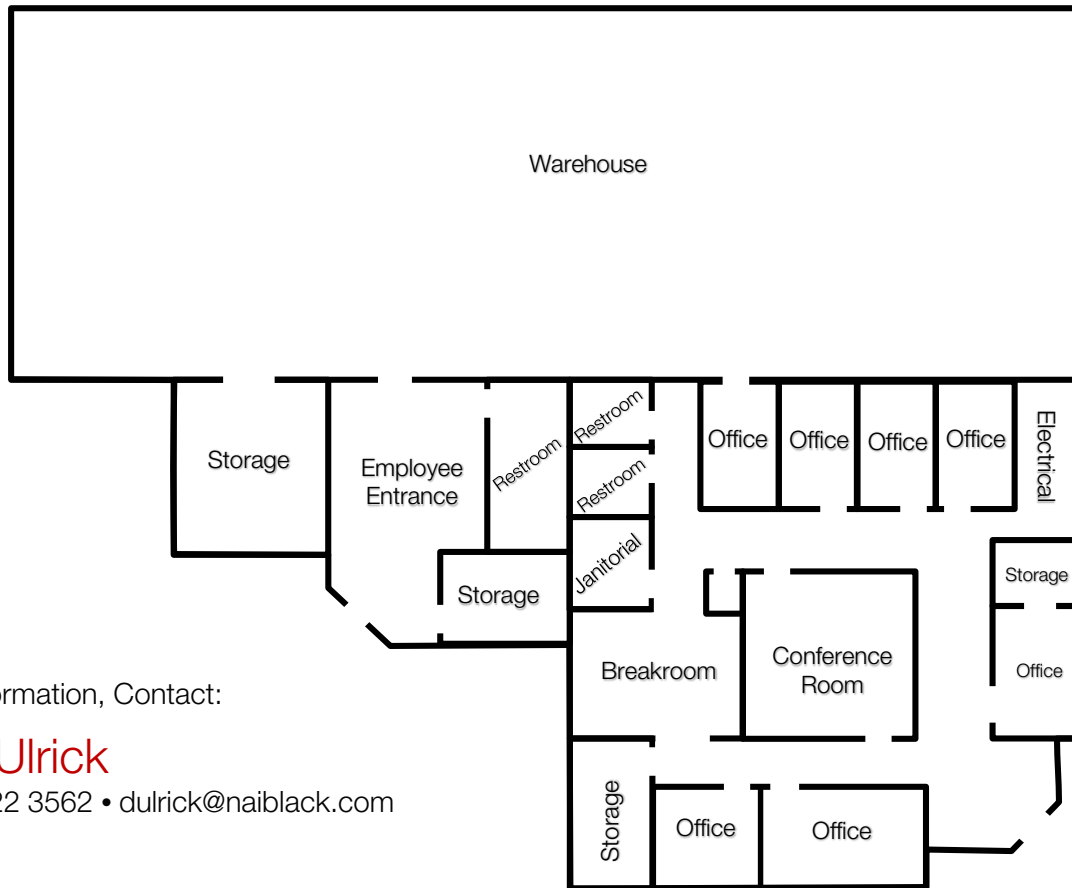
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Floor Plan



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AstaREAL	Biotechnological Microalgae Production
Aviation Technical Service & Greenpoint Technologies	Aerospace Maintenance & Repair
Big Bend Community College	Education
Chemi-Con Materials	Electrolytic Aluminum Foil
D&L Foundry, Inc.	Manhole Cover Mfg.
Genie Industries, Inc.	Aerial Work Platforms
Honda Moses Lake	Automotive Repair & Service
International Paper	Corrugated Box Mfg.
Intuit Data Center	Data Center
Joyson Safety Products	Automobile Parts & Supplies Mfg.
JR Simplot Co.	Frozen Food Processing
Microsoft	Data Center
Moses Lake Community Health	Healthcare
Moses Lake Industries	Industrial Chemicals Mfg.
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