

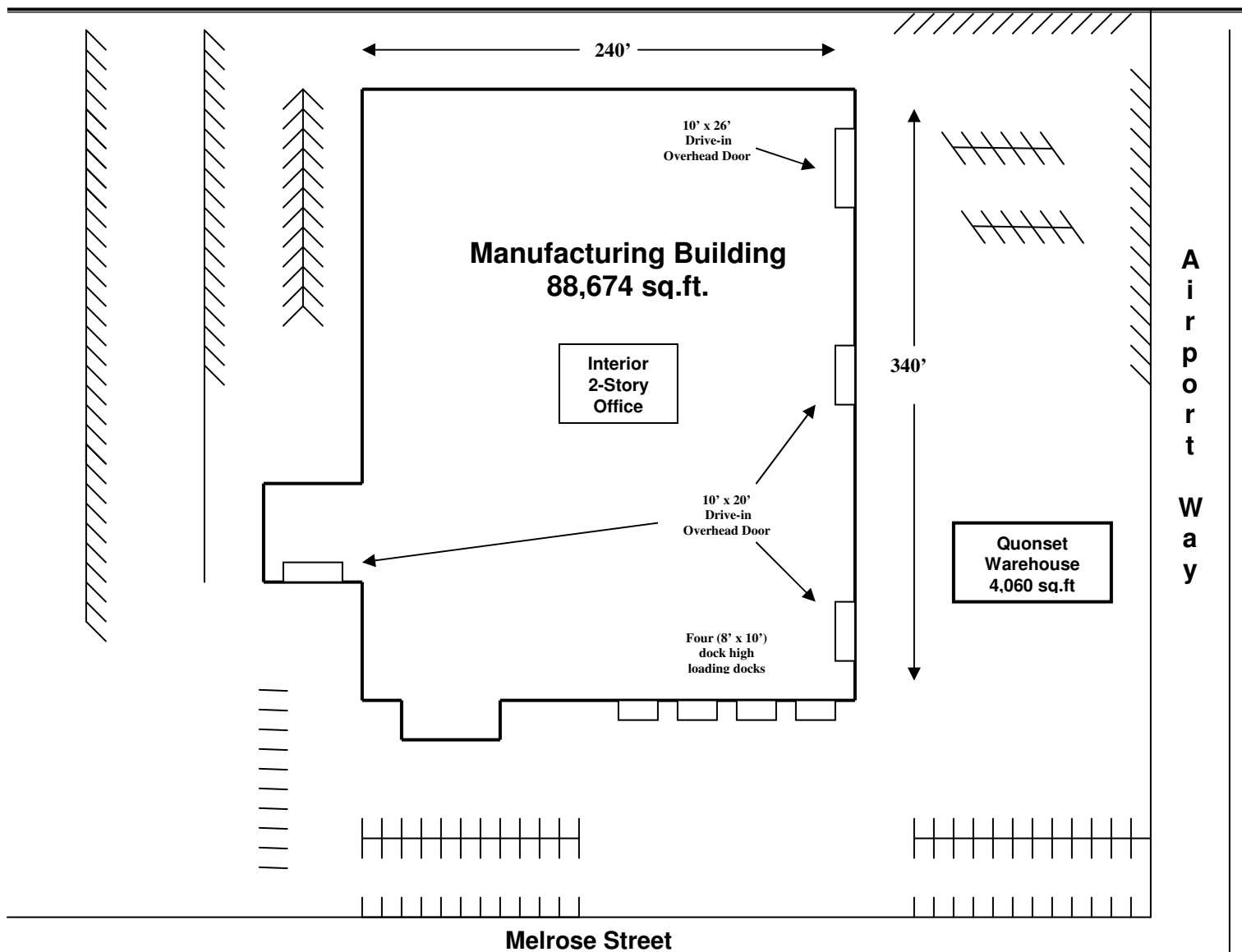
92,734 sq.ft
Manufacturing Building Available for Lease
Melrose Manufacturing Facility
2939 Melrose Street, Walla Walla, WA 99362



Facility Description:

- Manufacturing Building:** 88,674 sq.ft. concrete tilt-up building
- 6" reinforced concrete floors
 - Steel columns spaced 60' x 30'
 - Ceiling height 22'
 - Interior 2-Story Office
 - Mercury vapor and fluorescent lighting system
 - 100% wet fire sprinkler system throughout the building
 - 200+ parking stalls on-site
- Quonset Warehouse** 4,060 sq.ft
- Truck Docks:**
- * One (1) 10' x 26' and three (3) 10' x 20' drive in doors
 - * Four (4) 8' x 10' dock high doors
- Lot size:** 6.25 acres with room for additional expansion
- Zoning:** Industrial
- HVAC:** Forced gas heaters and HVAC system in Manufacturing Building
- Rail:** Rail Spur on-site: BNSF – Operated by Blue Mountain Railroad.
- Utilities:**
- * Water: On-site - City of Walla Walla
 - * Sewer: On-site – City of Walla Walla
 - * Electrical: 480/240 volt 3 phase, 220/110 single phase- Pacific Power
 - * Natural Gas: On-site – Cascade Natural Gas
- Expansion Capabilities:** Yes, Port of Walla Walla owns approximately 35 acres of vacant industrial zoned property to the west of the facility.
- Transportation:**
- Highway:** Facility is adjacent to U.S Highway 12. The major population centers of Seattle & Spokane, Washington; Portland, Oregon; and Boise, Idaho are all overnight by truck from Walla Walla.
- Air:** Minutes from the Walla Walla Regional Airport. Three (3) daily direct commercial flights to Seattle International Airport through Horizon Air (Alaska Airlines).

BNSF Railroad



Lease Rate

- Lease rates and terms negotiable.
- Lessee responsible for utilities and insurance.

For more information contact:

Paul J. Gerola, Economic Development Director
Port of Walla Walla
310 A Street, Walla Walla, WA 99362
(509) 525-3100 Phone (509) 525-3101 Fax
E-mail: pg@portwallawalla.com