

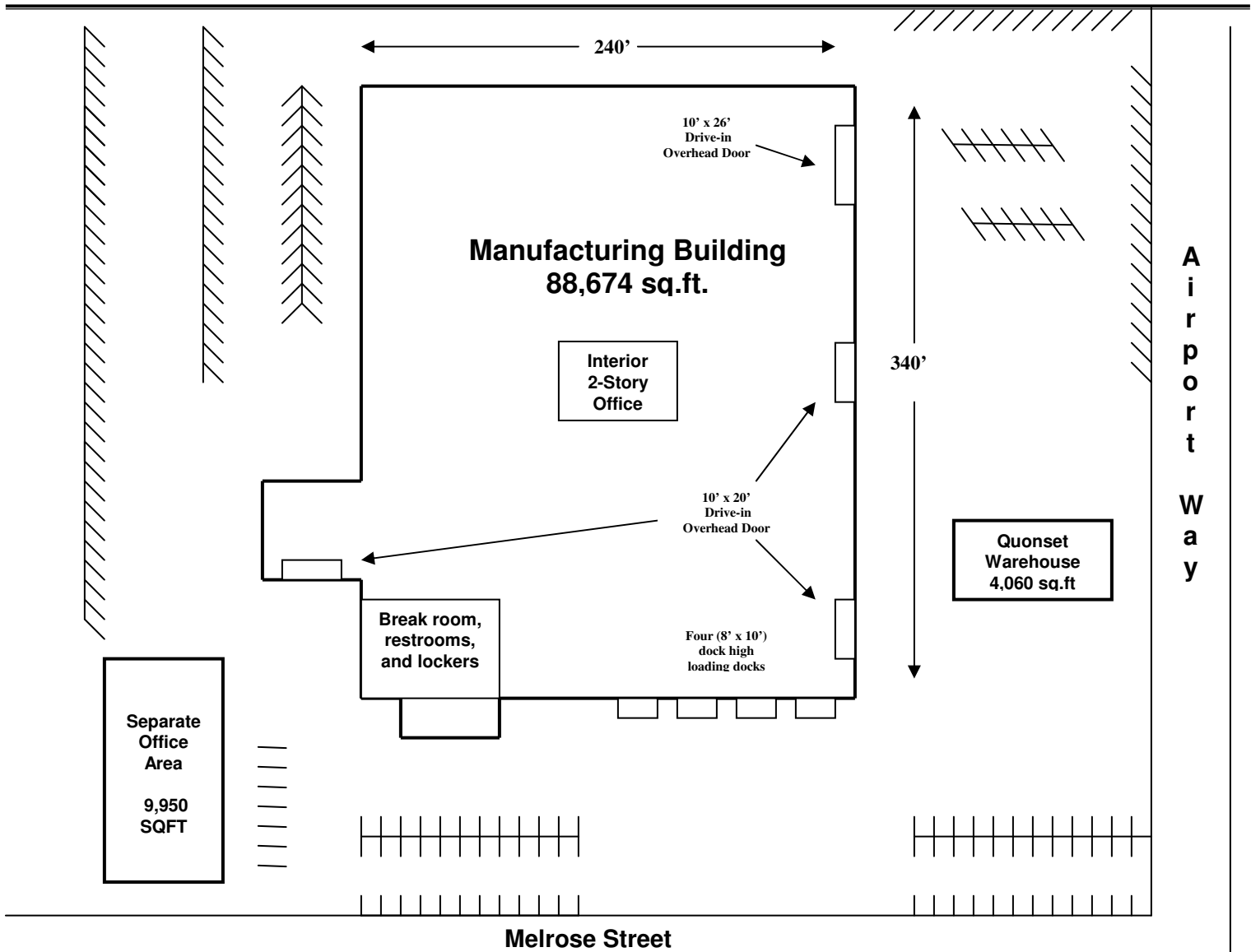
**102,684 SQFT**  
**Manufacturing Building Available for Lease**  
**Melrose Manufacturing Facility**  
**2939 Melrose Street, Walla Walla, WA 99362**



**Facility Description:**

- Building:** 88,674 SQFT concrete tilt-up building
- 6" reinforced concrete floors
  - Steel columns spaced 60' x 30': Ceiling height 22'
  - Interior Office – Approximately 1,000 SQFT
  - Mercury vapor and fluorescent lighting system
  - 100% wet fire sprinkler system throughout the building
  - 200+ parking stalls on-site
- Separate Office:** 9,950 SQFT – HVAC System
- Quonset Warehouse:** 4,060 SQFT - HVAC System
- Lot size:** 6.25 acres with room for additional expansion
- Truck Docks:**
- \* One (1) 10' x 26' drive in doors
  - \* Three (3) 10' x 20' drive in doors
  - \* Four (4) 8' x 10' dock high doors
- Zoning:** Industrial
- HVAC:** Forced natural 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. Two (2) daily direct commercial flights to Seattle International Airport through Horizon Air (Alaska Airlines). Federal Express and UPS are available at the Airport.

BNSF Railroad



**Lease Rate**

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

**For more information contact:**

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