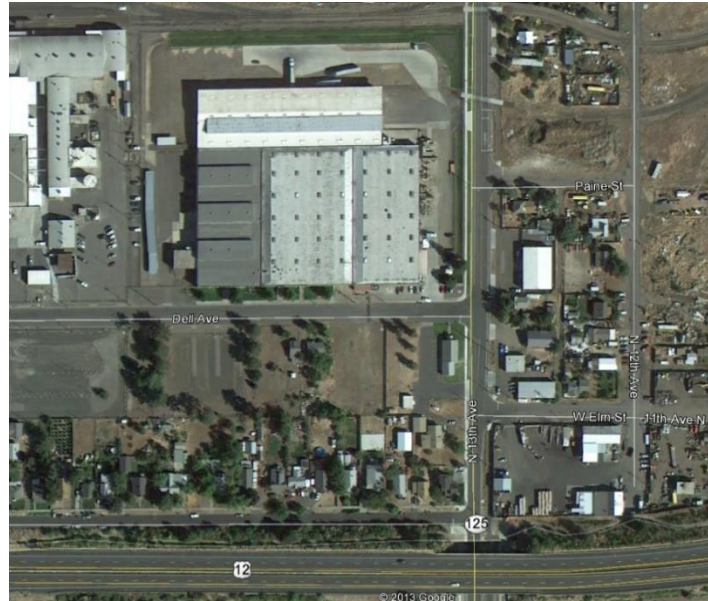


± 45,000 SQFT
Manufacturing Building Available for Lease
Dell Avenue Industrial Building
1102 - 1106 Dell Avenue, Walla Walla, WA 99362



Facility Description:

Building: 194,000 sq.ft.

- Manufacturing Area – 35,800 SQFT - Storage Ceiling height 14 feet **(Available)**
- Upper Warehouse – 50,000 SQFT - Storage Ceiling height 14 feet **(Leased)**
- Lower Warehouse 1– 28,140 SQFT - Storage Ceiling height 17 feet **(Leased)**
- Lower Warehouse 2 – 13,860 SQFT - Storage Ceiling height 17 feet **(Leased)**
- Train Shed – 19,200 SQFT. - Storage Ceiling height 14 feet **(Leased)**
- Back Warehouse – 16,800 SQFT- Storage Ceiling height 14 - 20 feet **(Leased)**
- West Warehouse – 12,000 SQFT- Storage Ceiling height 14 -20 feet **(Leased)**
- Offices, conference room, restrooms, lunchroom, utility/storage rooms & loading dock area – ± 10,000 SQFT **(Available)**

Lot size & Zoning: 11 acres – Zoned Industrial

HVAC: Forced gas heaters in Manufacturing Area, Upper Warehouse, Back Warehouse & West Warehouse. HVAC in offices, restrooms & lunchroom.

Rail: Rail spur on-site: BNSF – Operated by Blue Mountain Railroad

Truck Docks: Several dock high and at-grade truck loading docks

Fire System: Overhead wet and dry sprinkler system throughout the building.

- Utilities:**
- * Water & Sewer: On-site - City of Walla Walla
 - * Electrical: 240 & 120 volt three phase, 220 & 110 single phase
 - * Natural Gas: - On-site- Cascade Natural Gas

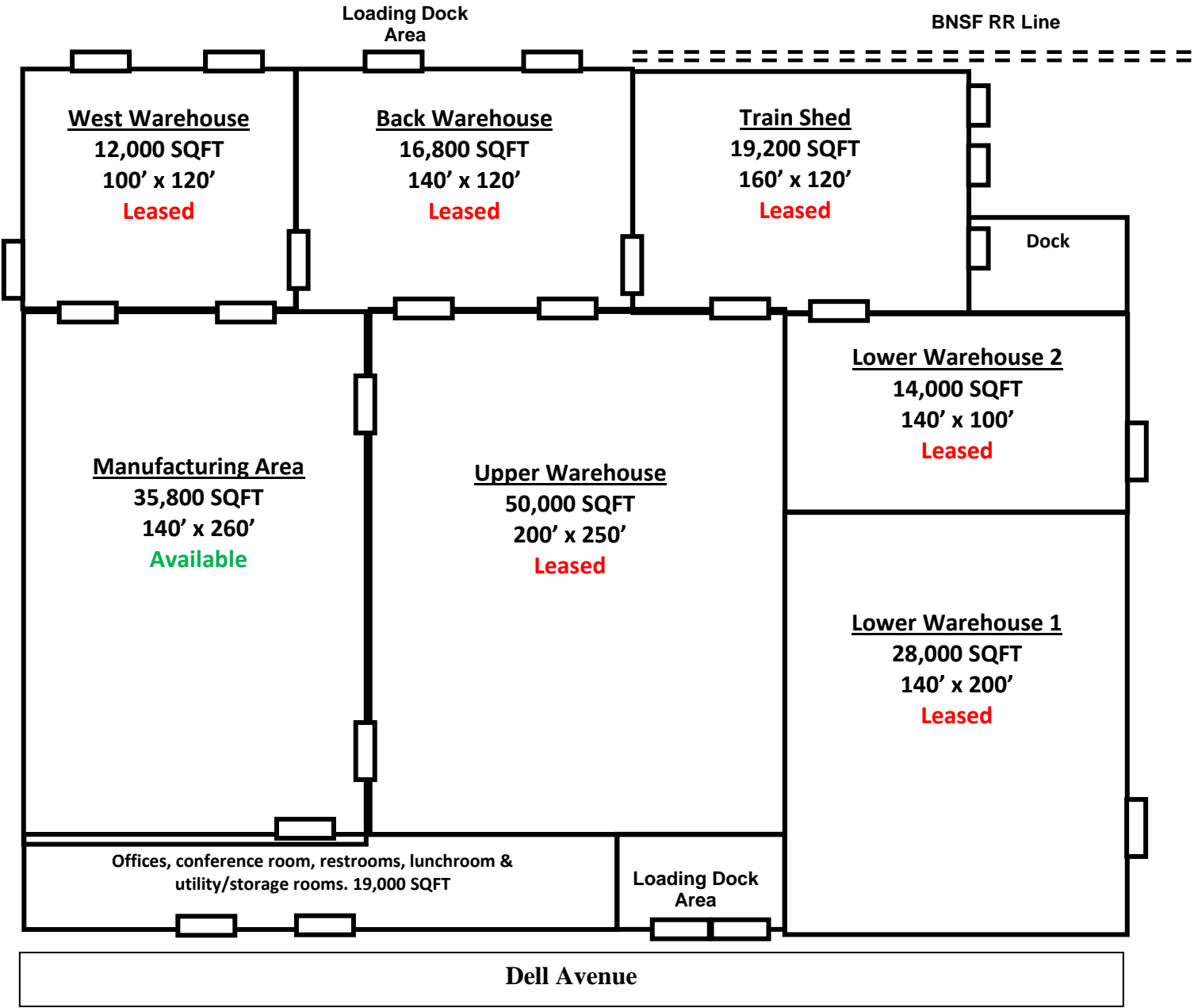
Transportation: **Highway:** Facility is adjacent to U.S. Highway 12. The major population centers of Seattle & Spokane, WA; Portland, OR; and Boise, ID are all overnight by truck from Walla Walla.

Air: Minutes from the Walla Walla Regional Airport. Daily direct commercial flights to Seattle International Airport through Alaska Air.

Environmental: Phase 1 & 2 Environmental completed.

For more information, contact Pat Reay or Paul Gerola at the Port of Walla Walla at 509-525-3100 or by email at pr@portwallawalla.com or pg@portwallawalla.com.

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