



**Port of Walla Walla  
Dell Avenue Small Shop Building  
1310 Dell Avenue, Walla Walla, WA 99362  
Buildings B, C, D, E, F & G**



**Building Information**

- 20' x 50' = 1,000 SQFT, Block building with concrete floor
- Overhead door 9' x 7', Personnel doors (one at each end)
- All new windows -Excellent natural light
- Electrical Features
  - ❖ 60-amp electrical panel – Single Phase - (Buildings B, C, D, E & F)
  - ❖ 60-amp electrical panel - 3 Phase - (Building G)
  - ❖ (3) 8 inch 4 tube fluorescent fixtures
  - ❖ (4) Electrical outlets along each wall, (8) total plug-ins
  - ❖ (2) Ceiling electrical outlets
  - ❖ (2) Outside Gooseneck lights on both ends of the building

**Lease Term:** Month to Month

**Surety Deposit:** One month's base rent. Refunded upon move out, subject to building inspection.

**Utility Information**

- Separate electrical service to building via Columbia REA. Tenant required to have service in their name.
- Tenant responsible for arranging for its own garbage/water disposal service.
- Unit does not have heating. Tenant provided plug-in electrical heater if needed during winter months.
- Unit does not have air conditioning. Building temperatures are reasonable during the summer months. Tenant provided plug-in fan and/or air conditioning unit could be used to control temperature.

**Additional Information**

- Overall complex has perimeter fencing with combination lock access gate.
- Secured mailbox available.
- Unit does not have water service inside of building, no floor drains inside of unit, no outside storage allowed unless in fenced area.

**Insurance:** General Liability Insurance with a combined single occurrence limit of no less than \$1,000,000. Port named as additional insured. Tenant to secure through its insurance agent.

**Lease Rate:**

Monthly Lease Rates (Buildings B, C, D, E, F)							
Lease Rates for Tenants paying by Automatic Electronic Fund Transfer (EFT) - 1.0% annual inflator							
Term	Building SQFT	Base Monthly	Flat Rate Facility Fee	Sub-Total	State Leasehold Tax 12.84%	Total Monthly	
01/01/19 to 12/31/19	1,000	\$ 404.00	\$ 25.00	\$ 429.00	\$ 55.08	\$ 484.08	
01/01/20 to 12/31/20	1,000	\$ 408.04	\$ 25.00	\$ 433.04	\$ 55.60	\$ 488.64	
01/01/21 to 12/31/21	1,000	\$ 412.12	\$ 25.00	\$ 437.12	\$ 56.13	\$ 493.25	
01/01/22 to 12/31/22	1,000	\$ 416.24	\$ 25.00	\$ 441.24	\$ 56.66	\$ 497.90	
01/01/23 to 12/31/23	1,000	\$ 420.40	\$ 25.00	\$ 445.40	\$ 57.19	\$ 502.59	
01/01/24 to 12/31/24	1,000	\$ 424.61	\$ 25.00	\$ 449.61	\$ 57.73	\$ 507.34	
Lease Rates for Tenants paying by Check							
Term	SQFT	Base Monthly	Flat Rate Facility Fee	Sub-Total	State Leasehold Tax 12.84%	Total Monthly	
01/01/19 to 12/31/19	1,000	\$ 414.00	\$ 25.00	\$ 439.00	\$ 56.37	\$ 495.37	
01/01/20 to 12/31/20	1,000	\$ 418.04	\$ 25.00	\$ 443.04	\$ 56.89	\$ 499.93	
01/01/21 to 12/31/21	1,000	\$ 422.12	\$ 25.00	\$ 447.12	\$ 57.41	\$ 504.53	
01/01/22 to 12/31/22	1,000	\$ 426.24	\$ 25.00	\$ 451.24	\$ 57.94	\$ 509.18	
01/01/23 to 12/31/23	1,000	\$ 430.40	\$ 25.00	\$ 455.40	\$ 58.47	\$ 513.88	
01/01/24 to 12/31/24	1,000	\$ 434.61	\$ 25.00	\$ 459.61	\$ 59.01	\$ 518.62	
Monthly Lease Rates (Building G)							
Lease Rates for Tenants paying by Automatic Electronic Fund Transfer (EFT) - 1.0% annual inflator							
Term	SQFT	Base Monthly	Flat Rate Facility Fee	Sub-Total	State Leasehold Tax 12.84%	Total Monthly	
01/01/19 to 12/31/19	1,000	\$ 430.00	\$ 25.00	\$ 455.00	\$ 58.42	\$ 513.42	
01/01/20 to 12/31/20	1,000	\$ 434.30	\$ 25.00	\$ 459.30	\$ 58.97	\$ 518.27	
01/01/21 to 12/31/21	1,000	\$ 438.64	\$ 25.00	\$ 463.64	\$ 59.53	\$ 523.17	
01/01/22 to 12/31/22	1,000	\$ 443.03	\$ 25.00	\$ 468.03	\$ 60.09	\$ 528.12	
01/01/23 to 12/31/23	1,000	\$ 447.46	\$ 25.00	\$ 472.46	\$ 60.66	\$ 533.12	
01/01/24 to 12/31/24	1,000	\$ 451.93	\$ 25.00	\$ 476.93	\$ 61.24	\$ 538.17	
Lease Rates for Tenants paying by Check							
Term	SQFT	Base Monthly	Flat Rate Facility Fee	Sub-Total	State Leasehold Tax 12.84%	Total Monthly	
01/01/19 to 12/31/19	1,000	\$ 440.00	\$ 25.00	\$ 465.00	\$ 59.71	\$ 524.71	
01/01/20 to 12/31/20	1,000	\$ 444.30	\$ 25.00	\$ 469.30	\$ 60.26	\$ 529.56	
01/01/21 to 12/31/21	1,000	\$ 448.64	\$ 25.00	\$ 473.64	\$ 60.82	\$ 534.46	
01/01/22 to 12/31/22	1,000	\$ 453.03	\$ 25.00	\$ 478.03	\$ 61.38	\$ 539.41	
01/01/23 to 12/31/23	1,000	\$ 457.46	\$ 25.00	\$ 482.46	\$ 61.95	\$ 544.41	
01/01/24 to 12/31/24	1,000	\$ 461.93	\$ 25.00	\$ 486.93	\$ 62.52	\$ 549.46	
<b>Optional Rent</b>							
25'x25' fenced storage yard, 10' swing gate, compacted gravel surface - \$30.00 per month + tax							
50'x50' fenced storage yard, 10' swing gate, compacted gravel surface - \$60.00 per month + tax							

(1) Flat Rate Facility Fee includes: Shared bathroom facility (access code protected), water, sewer, storm water, and outside maintenance

**Sample Photos:**



**Contact Information**

Port of Walla Walla: 509-525-3100

Pat Reay

[pr@portwallawalla.com](mailto:pr@portwallawalla.com)

Paul Gerola

or [pg@portwallawalla.com](mailto:pg@portwallawalla.com)