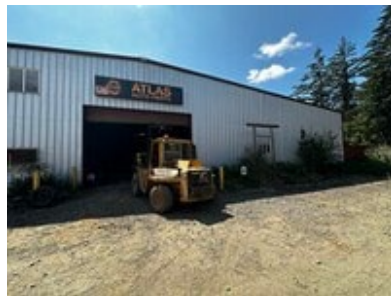


FOR SALE

747 Atlas Road | Vadar, WA 98593
Vadar Industrial



PROPERTY DESCRIPTION

15,400 SF industrial building situated on 5 acres, offering both functionality and flexibility. The property includes a secured outside yard with excellent accessibility for truck circulation and storage. Features include strong power capacity, generous clear height, and oversized grade-level doors for efficient loading and equipment flow. Strategically located adjacent to the BNSF Rail Line, the site provides a competitive advantage for manufacturing, logistics, and distribution users.

PROPERTY FEATURES

- Industrial Zoning
- 800 amp, 3-phase power
- All major utilities available to site
- 20' clear height in warehouse
- 3 grade level doors
 - (2) 20' W x 15' H
 - (1) 12' W x 12' H
- Concrete floor slab
- Adjacent to BNSF main line railroad
- (1) 30,000-gallon capacity water tower
- Adjacent 24 +/- acres also available – call broker for details



15K SF
WAREHOUSE



20'
CLEAR HEIGHT



3 GRADE
DOORS



BNSF
ADJACENT

FOR MORE INFORMATION:

Garret Harper, CCIM, SIOR 360.597.0572
gharper@fg-cre.com

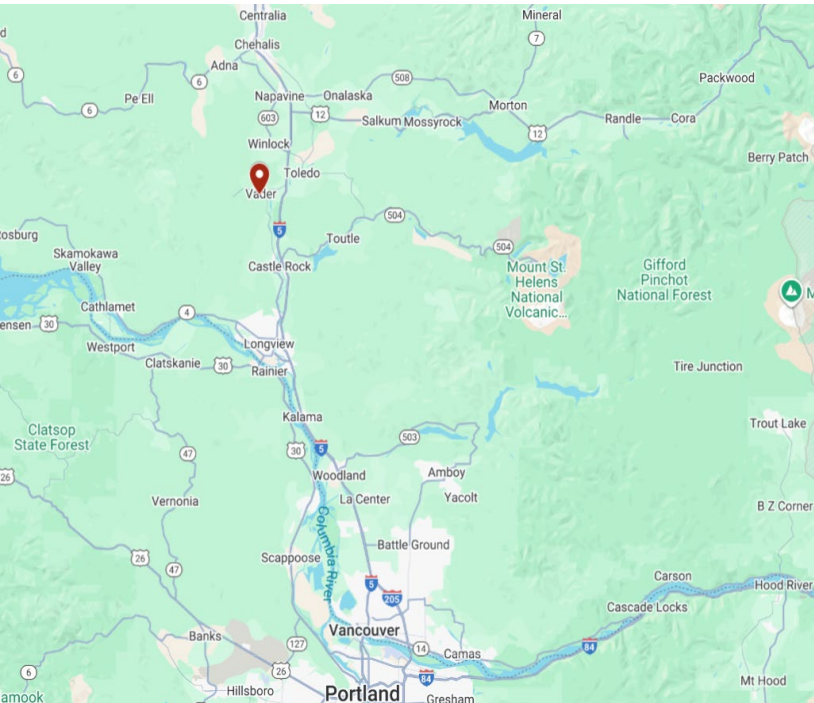
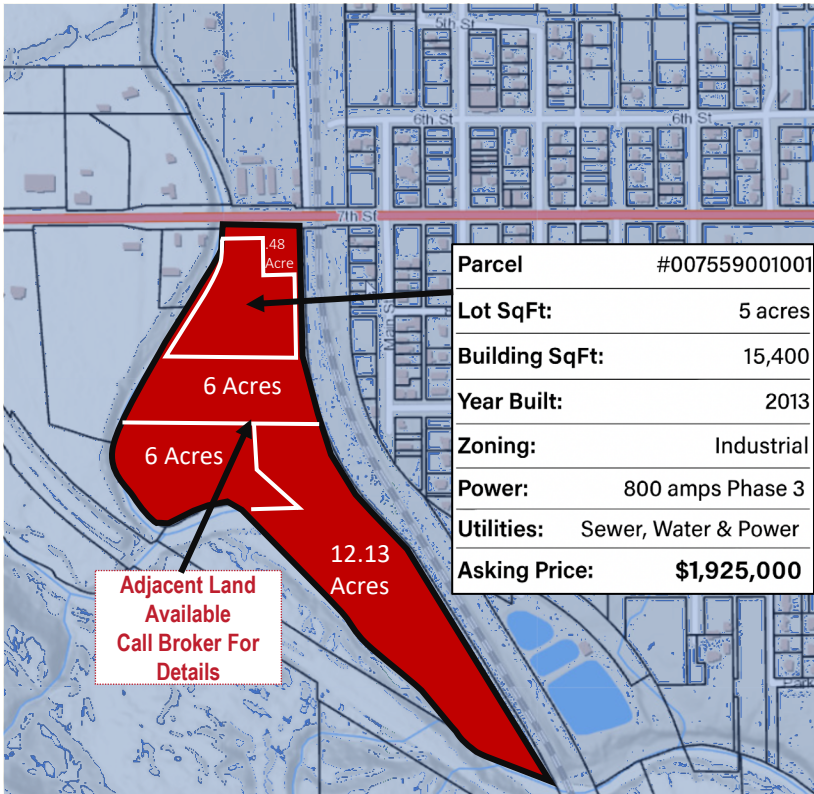
SALE PRICE

\$1,925,000.00



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This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.