



# Exeter I-5 Gateway - Building 3

Winlock, Washington

## Key facts

Property type	Industrial space
Building size	404,640 SF
Space available	404,640 SF



Build-to-suit office
40' Clear Height
ESFR
88 dock-high doors
1352 truck court depth
160 trailer parking
R-38 insulation
Freeze protection warehouse heating
4' x 8' skylights for 1% of roof area

Perimeter concrete tilt-up walls, chamfered and caulked both sides
56' X 50' w/ 60' speed bay
Power as needed
4 grade level doors
274 car parking spaces
60 mil reinforced TPO
7" reinforced concrete slab (#4 @ 24" OCEW) @ 4000PSI
LED warehouse lighting to 30 FC at 36" AFF

- Site area: 200.33 acres
- Zoning: Light Industrial (LI), Lewis County
- Warehouse: 5 buildings, ±3 MSF
- Timing: Mass grading has begun – can deliver as early as July 2023

Population	
Total Population	20,522
Total Labor Force	3,406
Unemployment Rate	
Median Household Income	\$81,887
Warehouse Employees	175
High School Education	71.2%

Learn more about this property or schedule a tour by reaching out to our local investment and leasing officer.



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