



# WHEELER

## BUSINESS COMPLEX

SALE / LEASE / BUILD TO SUIT

# WHEELER BUSINESS COMPLEX

WHEELER RD NE  
MOSES LAKE, WA 98837

**PRESENTED BY:**

**Blake Rollins**

C: 509.750.7119

blakerollinsbroker@gmail.com

WA Agent License #23009291



**NEST REALTY**  
COMPANY





**OFFERING SUMMARY**

<b>SALE PRICE:</b>	Starting at \$3.50/SF For Individual Lots
<b>LEASE RATE:</b>	Contact Broker
<b>BUILD TO SUIT SF:</b>	20,000 - 1,000,000 SF
<b>LOT SIZE:</b>	.57± Acres - 4.019±Acres
<b>ZONING:</b>	Light Industrial
<b>MARKET:</b>	Moses Lake
<b>Lots can be combined to make any size requested Special pricing available for multiple lot purchases</b>	

**PROPERTY OVERVIEW**

58 lots available, each with a minimum of 0.5 acres, of Light Industrial land in Moses Lake, WA, for Sale, Lease, or Build-To-Suit. This prime property is located directly in the path of growth and development.

**PROPERTY HIGHLIGHTS**

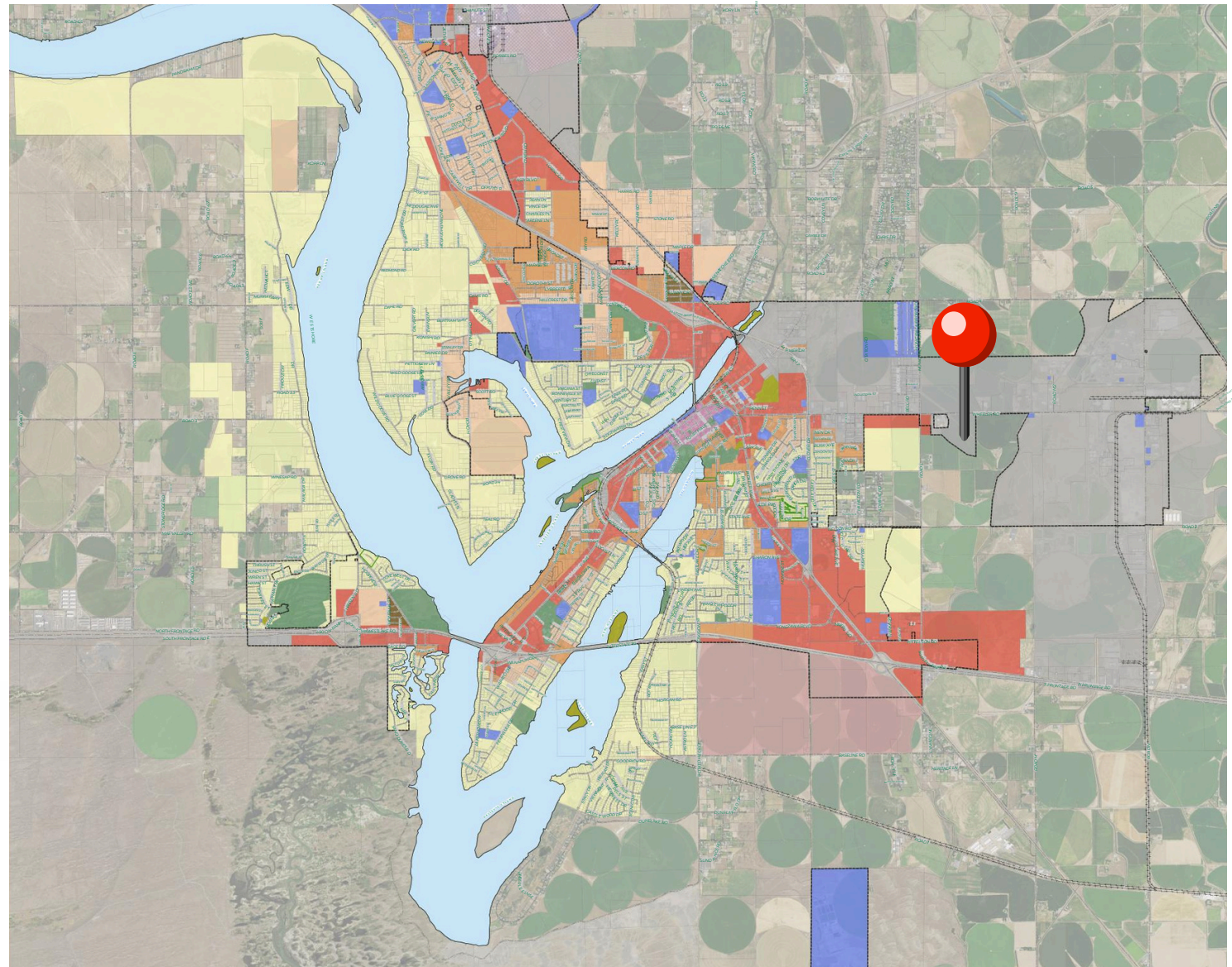
- Build-To-Suit options with flexible size ranges
- Close to rail and air freight services (Grant County International Airport)
- Access to low-cost hydropower from Grant County PUD
- Centrally located between Seattle and Spokane, WA
- Easy access to I-90 for convenient transportation

**Blake Rollins**  
C: 509.750.7119  
blakerollinsbroker@gmail.com  
WA Agent License #23009291



**LEGEND**

- Streets
- Railroad
- Shoreline
- Lot Line
- Airport
- Moses Lake
- Planned Development District
- City Limits
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- RESIDENTIAL REDEVELOPMENT AREA
- GENERAL COMMERCIAL
- COMMERCIAL BUSINESS DISTRICT
- BUSINESS & OFFICE CENTER
- INDUSTRIAL
- PUBLIC FACILITIES
- PARKS & OPEN SPACE
- ENVIRONMENTALLY SENSITIVE
- PORT OF MOSES LAKE



**Blake Rollins**  
 C: 509.750.7119  
 blakerollinsbroker@gmail.com  
 WA Agent License #23009291

[www.cityofml.com/DocumentCenter/View/8787/Future-Land-Use---LU-4](http://www.cityofml.com/DocumentCenter/View/8787/Future-Land-Use---LU-4)

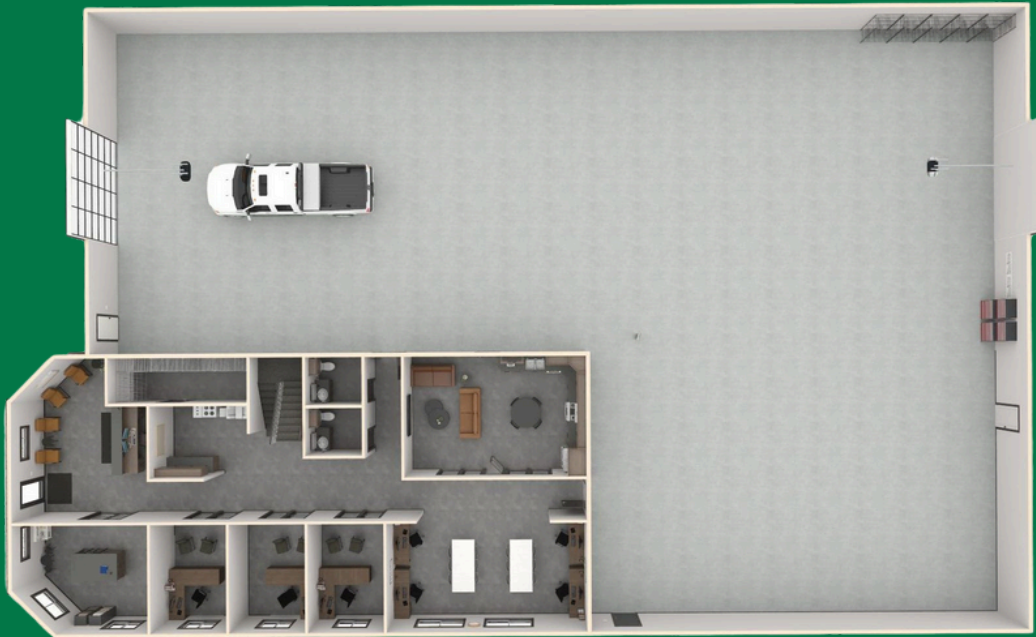


# Light Industrial

1. Light Manufacturing
2. Automotive Repair & Service
3. Printing & Publishing
4. Food Processing (small-scale canning, packaging)
5. Research & Development (labs, product development)
6. Building Materials Manufacturing (e.g., doors, windows)
7. Custom Fabrication & Welding
8. Restaurants or Cafes
9. Storage Facilities
10. Gyms or Fitness Centers

And many more opportunities!





BUILDING UNDER CONSTRUCTION





**Blake Rollins**  
C: 509.750.7119  
blakerollinsbroker@gmail.com  
WA Agent License #23009291



## LOT SIZE LIST

**SOLD LOT #1** .69+/- ACRES 30,453 SQ. FT.  
**SOLD LOT #2** 1.44+/- ACRES 62,639 SQ. FT.  
**LOT #3** 2.74+/- ACRES 119,354 SQ. FT.  
**LOT #4** 4.08+/- ACRES 17,7681 SQ. FT.  
**LOT #5** 1.01+/- ACRES 43,952 SQ. FT.  
**LOT #6** .82+/- ACRES 35,817 SQ. FT.  
**LOT #7** .68+/- ACRES 29,818 SQ. FT.  
**LOT #8** .62+/- ACRES 27,025 SQ. FT.  
**LOT #9** .61+/- ACRES 26,396 SQ. FT.  
**LOT #10** .61+/- ACRES 26,717 SQ. FT.  
**LOT #11** .64+/- ACRES 27,939 SQ. FT.  
**LOT #12** .67+/- ACRES 29,302 SQ. FT.  
**LOT #13** .67+/- ACRES 29,302 SQ. FT.  
**LOT #14** .73+/- ACRES 31,800 SQ. FT.  
**LOT #15** .57+/- ACRES 24,862 SQ. FT.  
**LOT #16** .63+/- ACRES 27,601 SQ. FT.  
**LOT #17** .63+/- ACRES 30,201 SQ. FT.  
**LOT #18** .75+/- ACRES 32,802 SQ. FT.  
**LOT #19** .81+/- ACRES 35,402 SQ. FT.  
**LOT #20** .87+/- ACRES 38,002 SQ. FT.  
**LOT #21** 1.56+/- ACRES 68,128 SQ. FT.  
**LOT #22** 1.52+/- ACRES 66,124 SQ. FT.  
**LOT #23** 1.40+/- ACRES 60,592 SQ. FT.  
**LOT #24** 4.14+/- ACRES 180,164 SQ. FT.  
**LOT #25** 1+/- ACRES 43,544 SQ. FT.  
**LOT #26** 1+/- ACRES 43,862 SQ. FT.  
**LOT #27** 1+/- ACRES 43,544 SQ. FT.  
**LOT #28** .63+/- ACRES 27,500 SQ. FT.  
**LOT #29** .63+/- ACRES 27,500 SQ. FT.

**LOT #30** .63+/- ACRES 27,500 SQ. FT.  
**SOLD LOT #31** .63+/- ACRES 27,500 SQ. FT.  
**LOT #32** .63+/- ACRES 27,500 SQ. FT.  
**LOT #33** .63+/- ACRES 27,500 SQ. FT.  
**LOT #34** .64+/- ACRES 27,890 SQ. FT.  
**LOT #34** .64+/- ACRES 27,890 SQ. FT.  
**LOT #36** .63+/- ACRES 27,500 SQ. FT.  
**LOT #37** .63+/- ACRES 27,500 SQ. FT.  
**LOT #38** 0.6+/- ACRES 26,102 SQ. FT.  
**LOT #39** .59+/- ACRES 25,607 SQ. FT.  
**LOT #40** .64+/- ACRES 28,071 SQ. FT.  
**LOT #41** .72+/- ACRES 31,330 SQ. FT.  
**LOT #42** .72+/- ACRES 31,231 SQ. FT.  
**LOT #43** .89+/- ACRES 38,569 SQ. FT.  
**LOT #44** .89+/- ACRES 38,569 SQ. FT.  
**LOT #45** .74+/- ACRES 32,115 SQ. FT.  
**SOLD LOT #46** .68+/- ACRES 29,559 SQ. FT.  
**SOLD LOT #47** .68+/- ACRES 29,587 SQ. FT.  
**SOLD LOT #48** .68+/- ACRES 29,575 SQ. FT.  
**SOLD LOT #49** .68+/- ACRES 29,564 SQ. FT.  
**PRESALE LOT #50** .72+/- ACRES 31,556 SQ. FT.  
**LOT #51** .75+/- ACRES 32,821 SQ. FT.  
**LOT #52** .69+/- ACRES 29,862 SQ. FT.  
**LOT #53** .84+/- ACRES 36,407 SQ. FT.  
**LOT #54** .88+/- ACRES 38,463 SQ. FT.  
**LOT #55** .97+/- ACRES 42,440 SQ. FT.  
**LOT #55** .97+/- ACRES 42,440 SQ. FT.  
**LOT #57** 1.03+/- ACRES 44,939 SQ. FT.  
**LOT #58** 2.68+/- ACRES 116,915 SQ. FT.

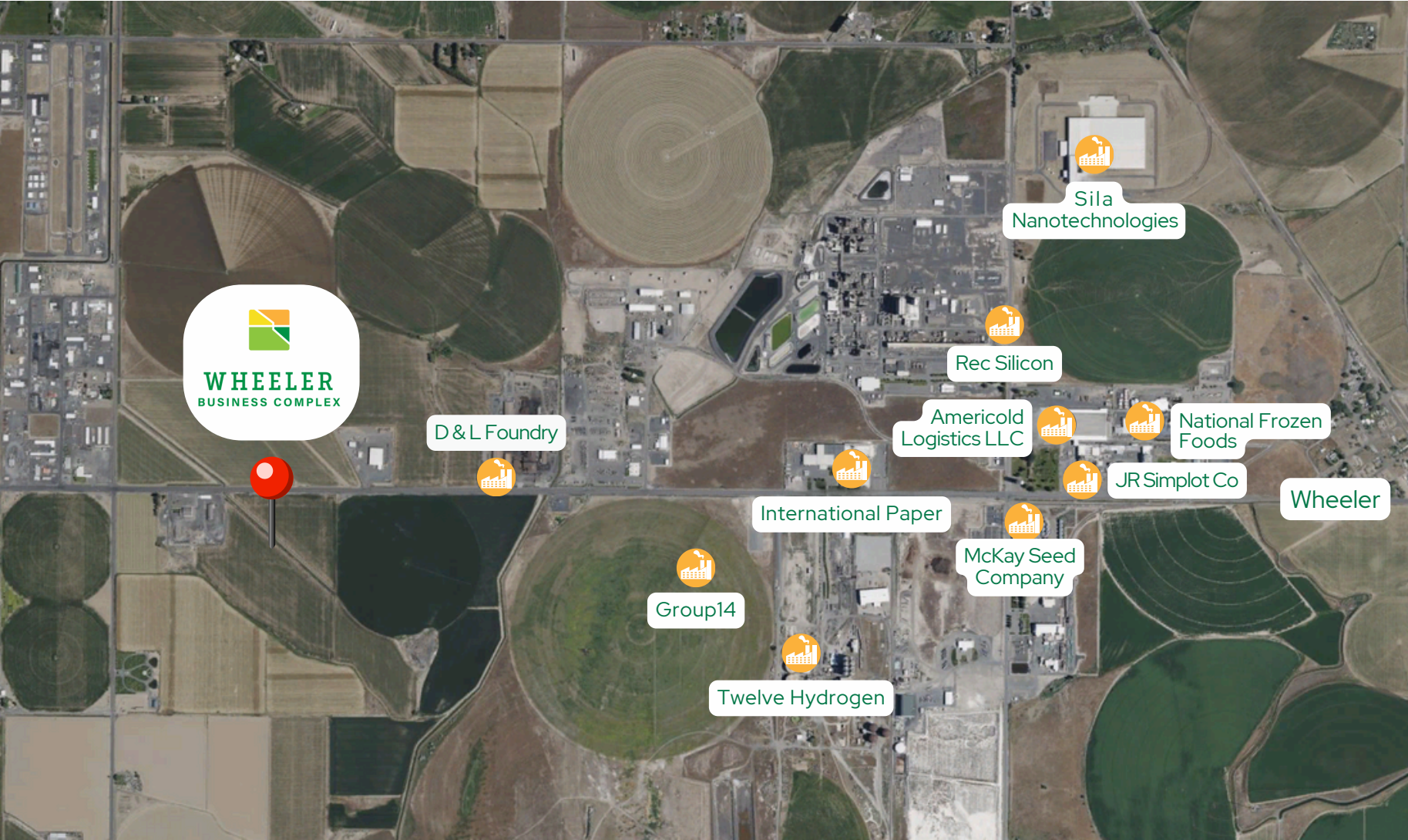
**Blake Rollins**  
C: 509.750.7119  
blakerollinsbroker@gmail.com  
WA Agent License #23009291





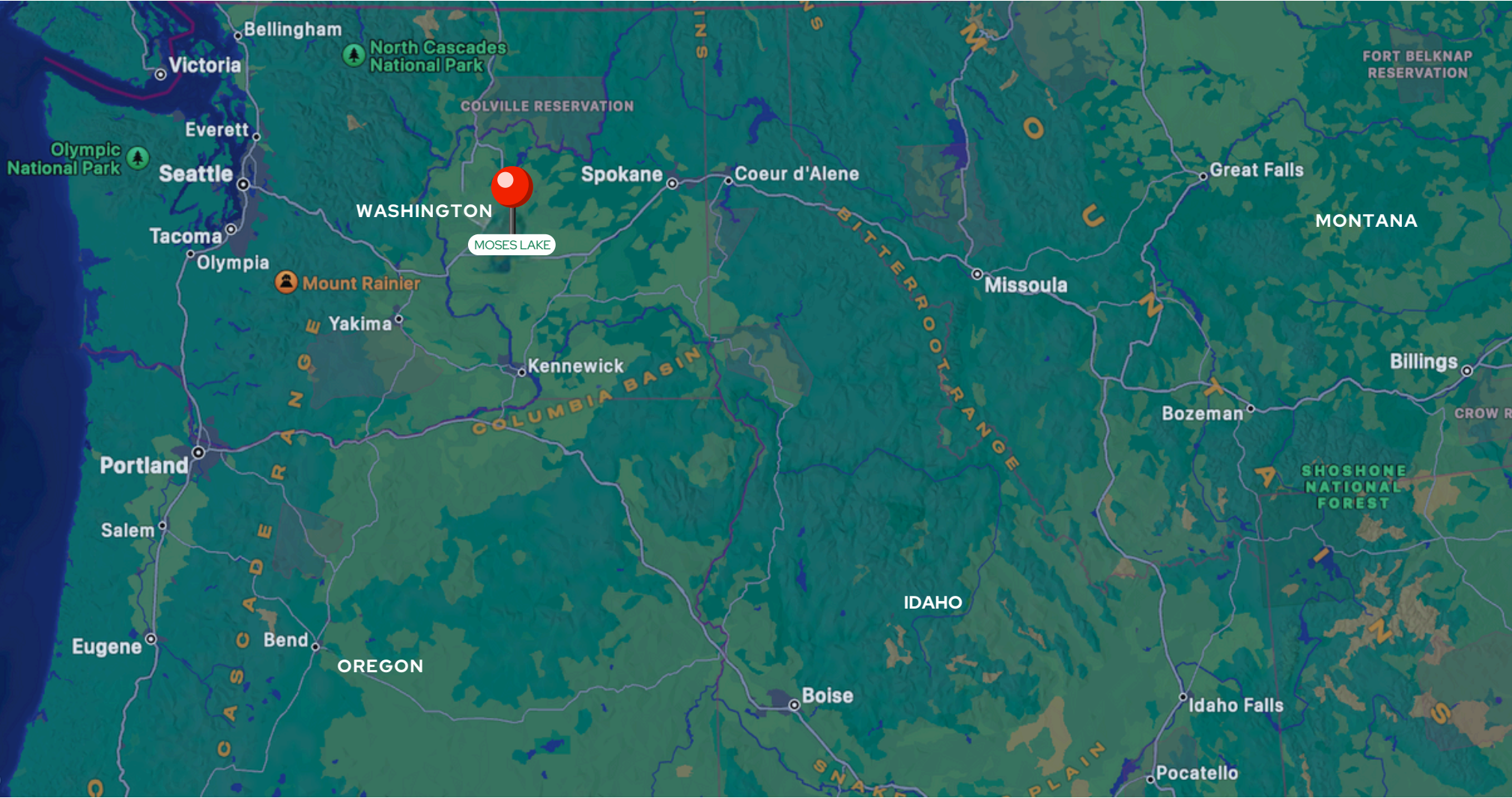
**Blake Rollins**  
C: 509.750.7119  
blakerollinsbroker@gmail.com  
WA Agent License #23009291





**Blake Rollins**  
C: 509.750.7119  
blakerollinsbroker@gmail.com  
WA Agent License #23009





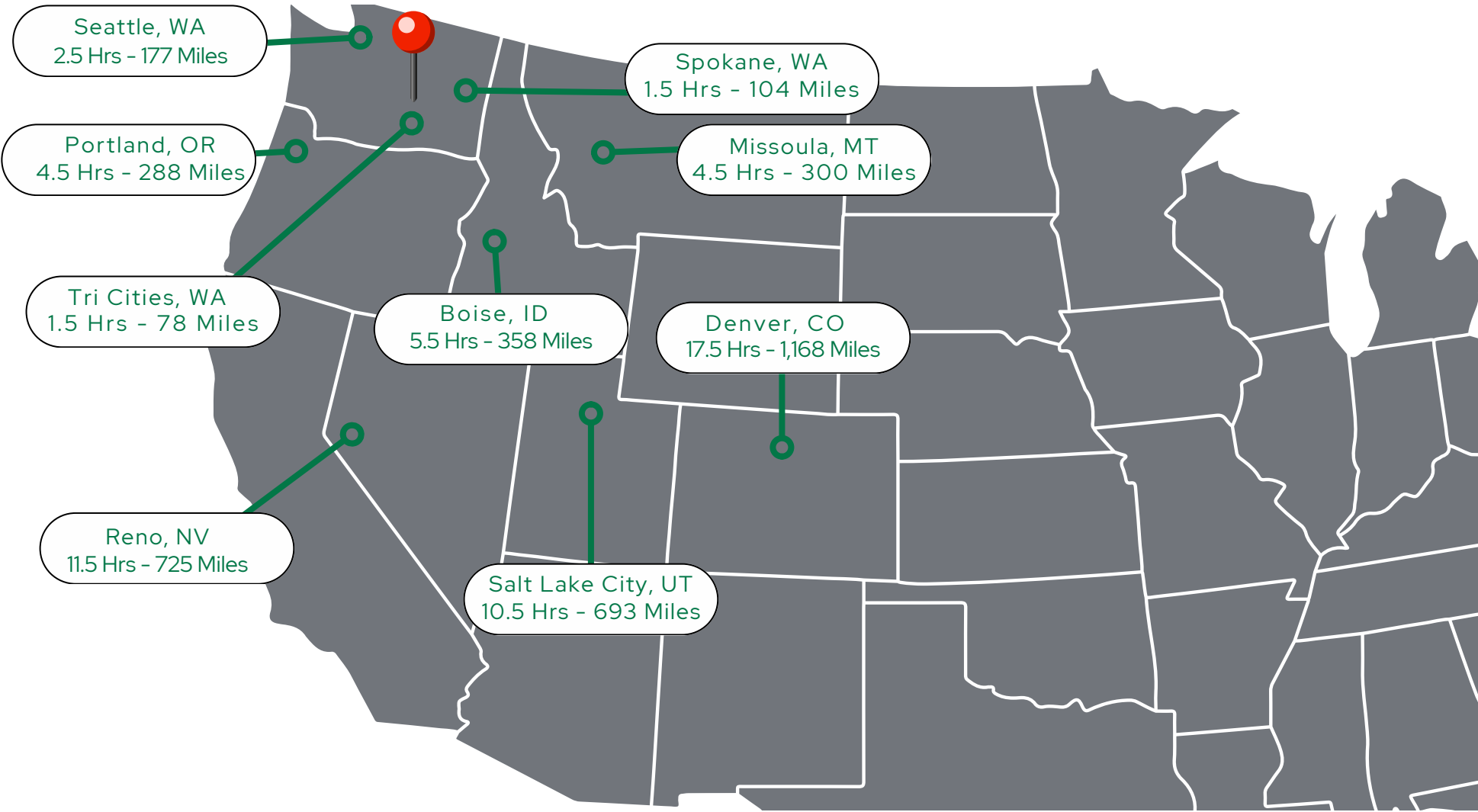
**Blake Rollins**  
C: 509.750.7119  
blakerollinsbroker@gmail.com  
WA Agent License #23009291



DRIVE TIME MAP

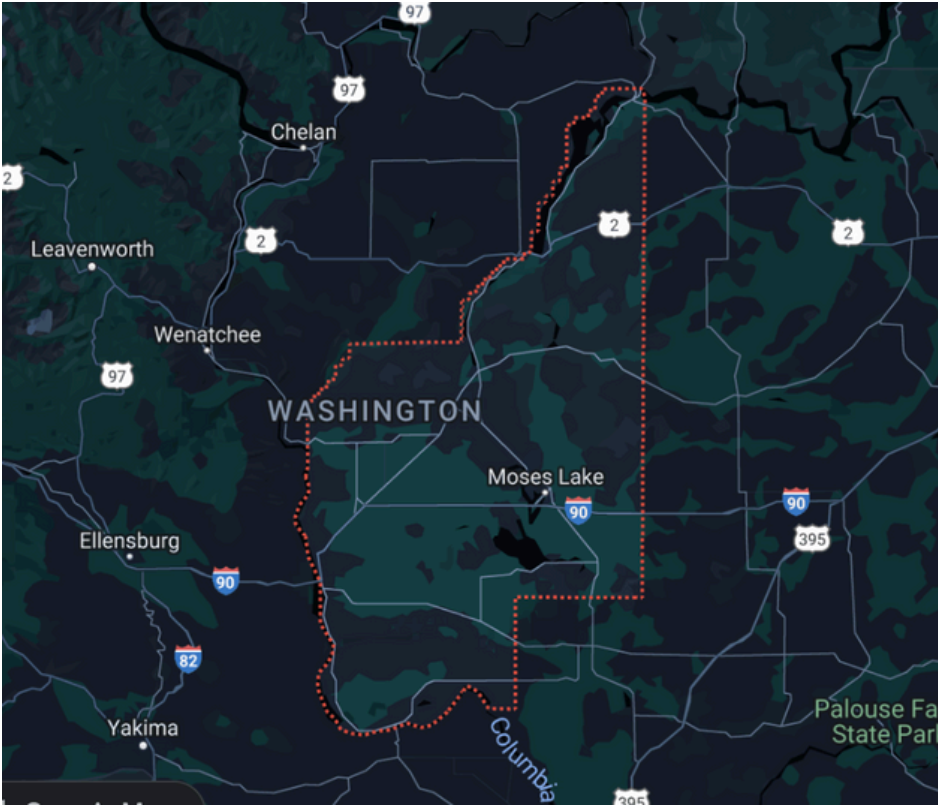
SITE  
MOSES LAKE, WA

DRIVE TIMES FROM MOSES LAKE



Blake Rollins  
C: 509.750.7119  
blakerollinsbroker@gmail.com  
WA Agent License #23009291





**Blake Rollins**  
C: 509.750.7119  
blakerollinsbroker@gmail.com  
WA Agent License #23009291

POPULATION	MOSES LAKE	GRANT COUNTY
TOTAL POPULATION	26,299	102,678
AVERAGE AGE	32.3	36.1

HOUSEHOLDS & INCOME	MOSES LAKE	GRANT COUNTY
TOTAL HOUSEHOLDS	10,257	34,911
# OF PERSONS PER HH	2.6	2.8
AVERAGE HH INCOME	\$71,854	\$75,586
AVERAGE HOUSE VALUE	\$278,100	\$275,700

*\* Demographic data derived US Census*



## DISCLAIMER

The information contained in this Sales Packet is provided exclusively for the purpose of evaluating a potential purchase of the property within and is not intended for any other use. This document may not be copied, distributed, or disclosed to any third parties without the express written consent of the authorized representative of Wheeler Business Complex or the Property Owner.

The only party authorized to represent the Property Owner in connection with the sale is the designated agent listed within this packet. No other person is authorized to provide information or make representations beyond what is contained in this document. If you choose not to pursue the acquisition of the property, this packet must be returned to the listed agent.

Neither Wheeler Business Complex nor the Property Owner makes any representation or warranty regarding the accuracy, completeness, or reliability of the information provided. The contents of this packet are for informational purposes only and should not be considered as a promise or guarantee regarding the future performance of the property. Any projections or estimates are based on assumptions that may not prove accurate. The Property Owner and the designated agent disclaim any liability for errors or omissions contained in this document.

The information in this packet is subject to change without notice. We strongly encourage recipients to conduct their own independent review and analysis of the property.

This packet is not an offer to sell the property. The Property Owner reserves the right, at their sole discretion, to reject any and all expressions of interest and to discontinue negotiations with any party at any time without notice. A legally binding agreement will only exist once a fully executed Real Estate Purchase Agreement is signed by both parties. By reviewing this packet, the recipient agrees to release the Property Owner and the designated agent from any liability in connection with this process.

Please note that any communication with the Property Owner or their agent does not constitute a binding agreement. Only a signed Real Estate Purchase Agreement will formalize the transaction.

**Blake Rollins**  
C: 509.750.7119  
blakerollinsbroker@gmail.com  
WA Agent License #23009291