



**SALE / LEASE / BUILD TO SUIT**  
**VIP Commerce Center -  
Moses Lake**

**WHEELER RD NE**  
Moses Lake, WA 98837

**PRESENTED BY:**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$21,500,000   \$4.11/SF
<b>LEASE RATE:</b>	Contact Broker
<b>BUILD TO SUIT SF:</b>	20,000 - 1,000,000 SF
<b>LOT SIZE:</b>	120 AC   5,227,200 SF
<b>ZONING:</b>	Heavy Industrial
<b>MARKET:</b>	Moses Lake
<b>APN:</b>	110069433, 090865050

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## PROPERTY OVERVIEW

New development opportunity for ± 120 acres of Heavy Industrial land being offered For Sale, Lease, or Build To Suit located directly in the path of progress of Moses Lake, WA.

## PROPERTY HIGHLIGHTS

- Build to Suit | Flexible size ranges
- Sub-divisible land | Master planned development
- In the vicinity of rail and air freight (Grant County International Airport)
- Grant County PUD | Low-cost hydropower
- Centrally located between Seattle and Spokane in Washington State
- Convenient access to I-90
- Existing ± 40,000 SF manufacturing facility available immediately (12600 E Wheeler Rd)

# CONCEPTUAL SITE PLAN



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# LOCATION MAP



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# BUSINESS MAP



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# REGIONAL MAP



## LOCATION OVERVIEW

Located on the Northeast corner of Road L NE and Wheeler Rd NE in Moses Lake, WA.

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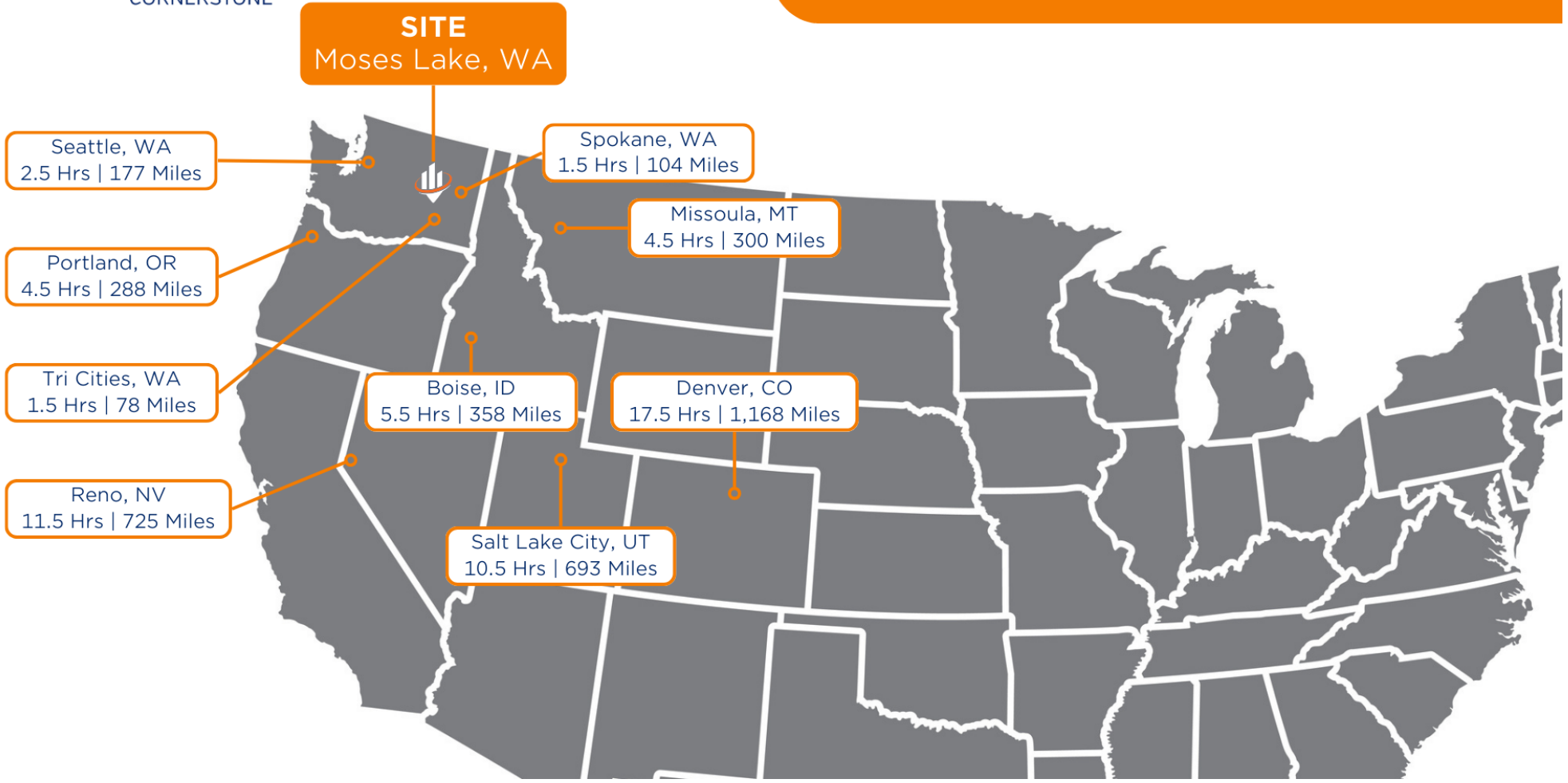
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# DRIVE TIME MAP



## Drive Times From Moses Lake



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# DEMOGRAPHICS MAP & REPORT

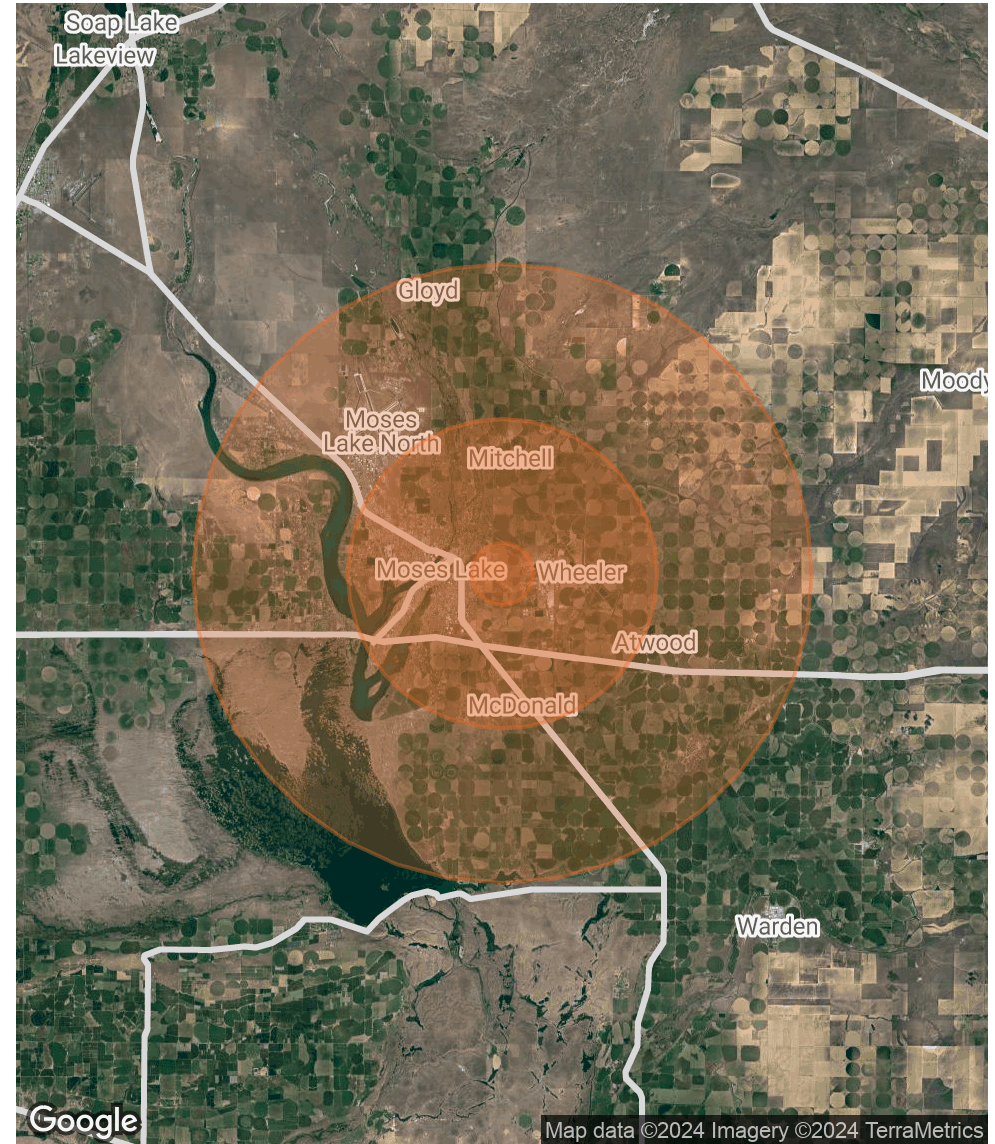
## POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	448	29,412	39,262
AVERAGE AGE	31.6	35.5	36.1
AVERAGE AGE (MALE)	42.3	35.4	35.9
AVERAGE AGE (FEMALE)	29.9	35.2	35.7

## HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	155	11,648	15,389
# OF PERSONS PER HH	2.9	2.5	2.6
AVERAGE HH INCOME	\$94,172	\$63,206	\$66,078
AVERAGE HOUSE VALUE	\$167,669	\$165,103	\$182,290

\* Demographic data derived from 2020 ACS - US Census



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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