



MAE VALLEY BUILDING

COMMERCIAL PROPERTY FOR LEASE

6446 Road 3 NE
Moses Lake, Washington

7,375 SF	4,000 SF	3,375 SF	~1 ACRE
TOTAL BUILDING	OFFICE	WAREHOUSE	PARKING

Flexible office-and-warehouse space in a quiet Moses Lake location with excellent parking, fiber-optic internet availability, and convenient freeway access.

PROPERTY OVERVIEW

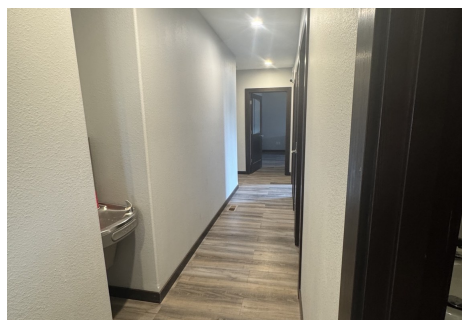


Office Area - 4,000 SF

A spacious, functional office layout suited for administrative, service, distribution, construction, restoration, or light-industrial operations.

Includes:

- Reception area
- 10 private offices
- 3-cubicle workspace
- Conference room
- Storage rooms
- 3 bathrooms
- New desks and chairs available for use



Move-in flexibility: Existing new desks and chairs can remain for a tenant who wants a ready-to-use office setup.

WAREHOUSE + SITE



3,375 SF

WAREHOUSE AREA

2

OVERHEAD DOORS

1

SMALL ROLL-UP DOOR

Site Advantages

- Quiet location
- Almost one acre of parking
- Fiber-optic internet available
- Easy access for employees, service vehicles, and deliveries
- Lowe's and Sherwin-Williams are just down the freeway



MAE VALLEY BUILDING

A flexible base for your business

This property combines a substantial office footprint, practical warehouse space, abundant parking, and connectivity in one location - ideal for a company that needs both professional workspace and operational capacity.



MAE VALLEY BUILDING - AVAILABLE FOR LEASE

6446 Road 3 NE, Moses Lake, WA

Phone: 509-750-3331 **Email:** benestimate@gmail.com

Lease Price: Upon request - negotiable based on length of term.

Property information is provided for marketing purposes and should be independently verified by prospective tenants.