

# MOSES LAKE

COMMERCE CENTER



Single & Multi-Tenant  
**Food Processing, Production, Industrial Buildings  
For Lease or Sale**

## CONTACT

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# // PROPERTY FEATURES



## **GRANT COUNTY PUD**

ALL BUILDINGS SERVICED BY GRANT COUNTY PUD, PROVIDER OF THE LOWEST ELECTRICAL RATES IN THE COUNTRY (AMPLE CAPACITY)



## **HEAVY INDUSTRIAL SERVICES**

ALL BUILDINGS SERVICED WITH HEAVY INDUSTRIAL WATER, SEWER, GAS, AND FIOS



## **HEAVY INDUSTRIAL ZONING**

MANUFACTURING, ASSEMBLY, FOOD PROCESSING, DISTRIBUTION, ETC.



## **OCCUPANCY**

ALL BUILDINGS DELIVERED FOR OCCUPANCY 10-12 MONTHS AFTER LEASE EXECUTION



## **CONSTRUCTION**

IMP OR TILT CONSTRUCTION (DEPENDING ON USER PREFERENCE AND PLANNED USE)



## **DESIGNATED U.S. OPPORTUNITY ZONE**



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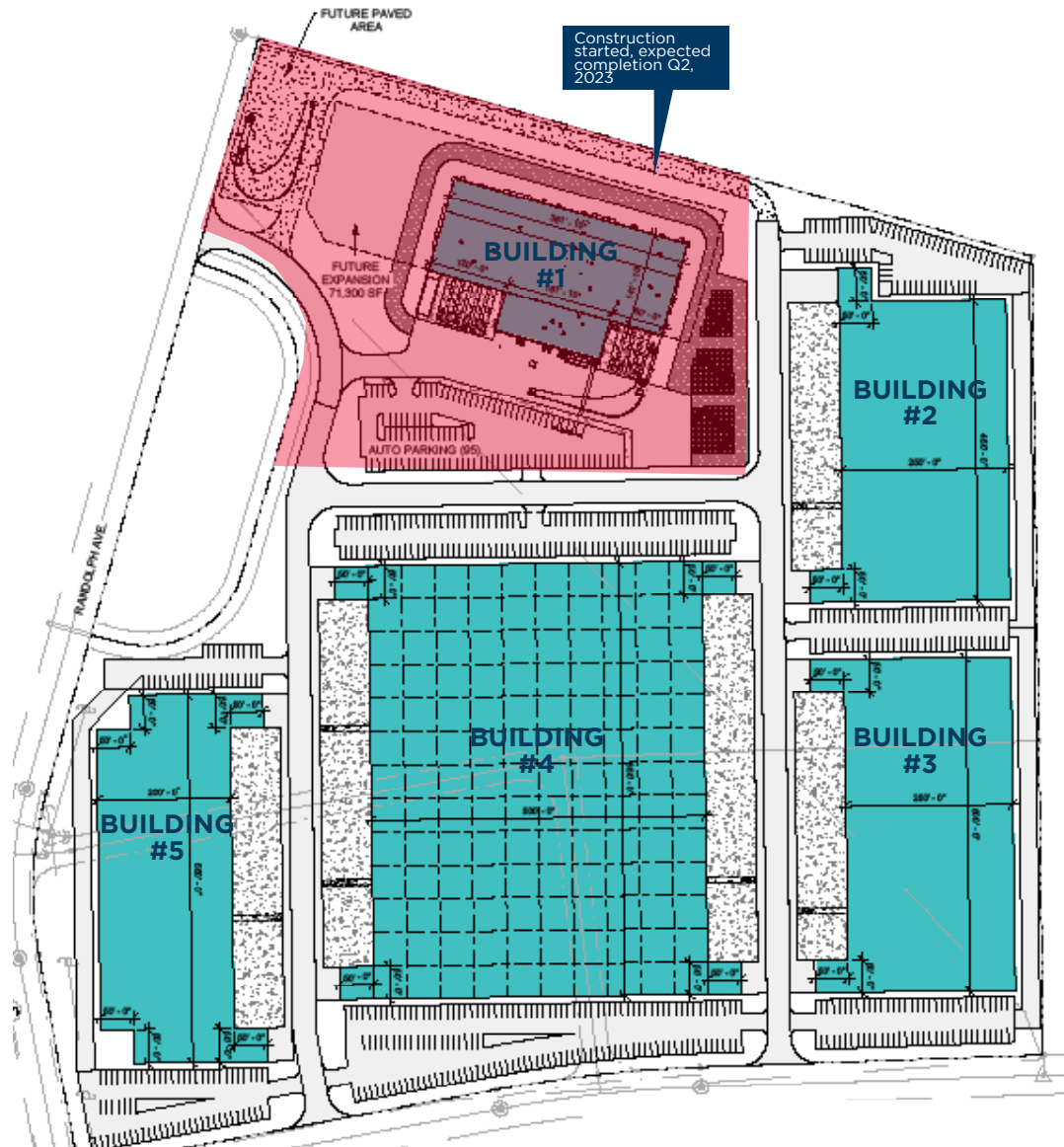
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**MOSES LAKE  
INDUSTRIAL PARK**  
For Lease & Sale

# // MASTER PLAN CONCEPT



## // BUILDING SPECS

CAN BE MODIFIED TO SUIT

### BLDG #5

**BUILDING SIZE**  
UP TO 110,000 SF DIVISIBLE

**OFFICE**  
BUILD TO SUIT

**CLEAR HEIGHT\***  
36'

**TENANT CONF.**  
1 OR 2

**LOADING DOCKS**  
2 GRADE LEVEL  
20+ DOCK HIGH

**CONSTRUCTION**  
CONCRETE TILT OR IMP

**POWER**  
600 AMPS 3 PHASE

### BLDG #3

**BUILDING SIZE**  
UP TO 130,000 SF DIVISIBLE

**OFFICE**  
BUILD TO SUIT

**CLEAR HEIGHT\***  
36'

**TENANT CONF.**  
1 OR 2

**LOADING DOCKS**  
2 GRADE LEVEL  
20 DOCK HIGH

**CONSTRUCTION**  
CONCRETE TILT OR IMP

**POWER**  
600 AMPS 3 PHASE

### BLDG #2

**BUILDING SIZE**  
UP TO 117,500 SF DIVISIBLE

**OFFICE**  
BUILD TO SUIT

**CLEAR HEIGHT\***  
36'

**TENANT CONF.**  
1 OR 2

**LOADING DOCKS**  
2 GRADE LEVEL  
20 DOCK HIGH

**CONSTRUCTION**  
CONCRETE TILT OR IMP

**POWER**  
600 AMPS 3 PHASE

### BLDG #4

**BUILDING SIZE**  
UP TO 334,998 SF DIVISIBLE

**OFFICE**  
BUILD TO SUIT

**CLEAR HEIGHT\***  
36'

**TENANT CONF.**  
UP TO 4

**LOADING DOCKS**  
2 GRADE LEVEL  
34 DOCK HIGH

**CONSTRUCTION**  
CONCRETE TILT OR IMP

**POWER**  
1200 AMPS 3 PHASE

\*PROPOSED. MAX HIEGHT 50', HIGHER WITH CUP\*

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# // LOCATION OVERVIEW

GRANT CO. INT'L AIRPORT  
OPPORTUNITY ZONE #108

## EMPLOYERS

1. GENERAL DYNAMICS
2. SGL (BMW) CARBON FIBERS
3. BOEING
4. GENIE INDUSTRIES
5. MITSUBISHI AEROSPACE
6. FUJI CHEMICAL

## DRIVE TIMES & DISTANCES

### PORTS OF TACOMA & SEATTLE

3 HOURS / 190 MILES

### SPOKANE

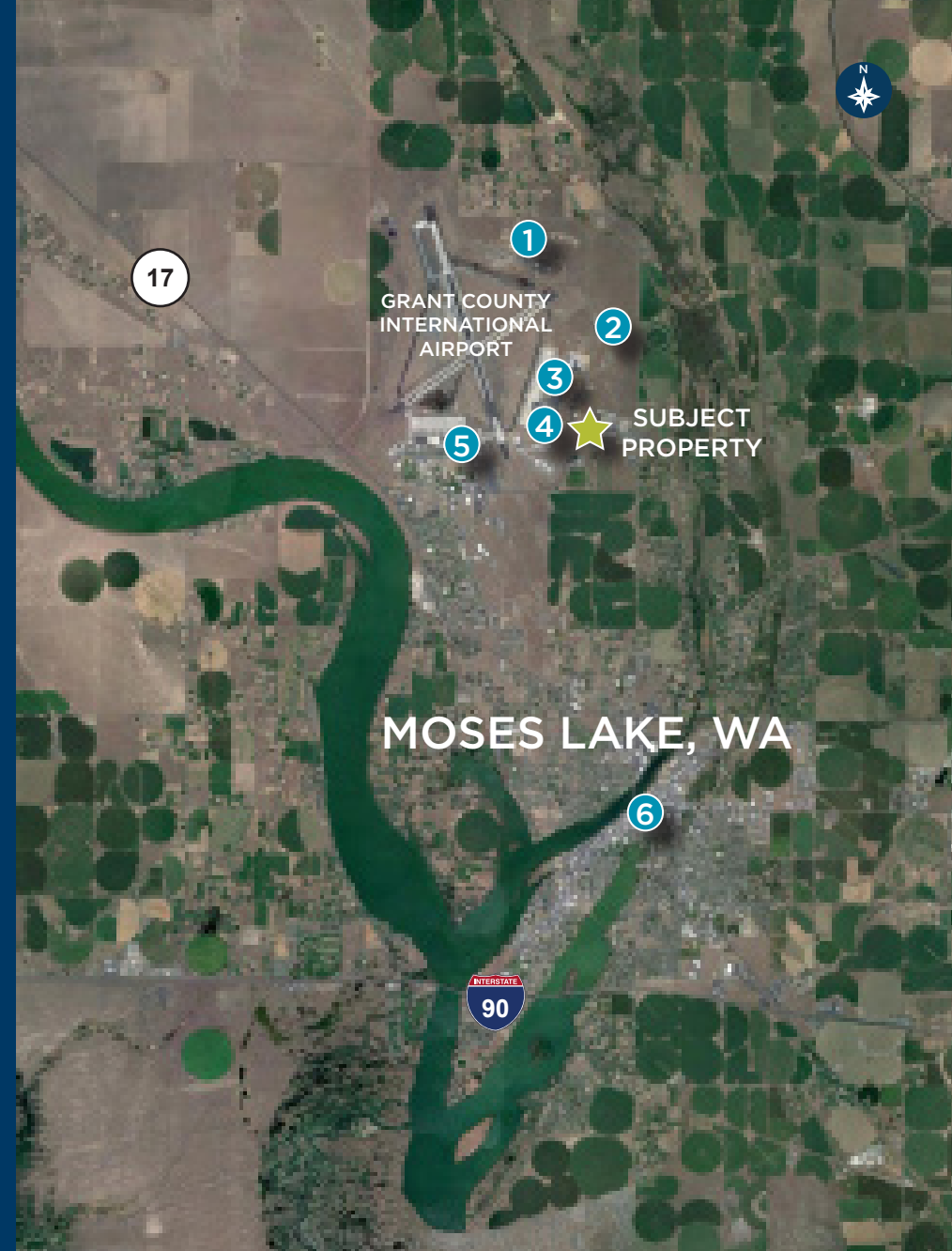
1 HOUR, 40 MINUTES / 104 MILES

### PORTLAND

4 HOURS, 40 MINUTES / 288 MILES

### BOISE

5 HOURS, 30 MINUTES / 360 MILES



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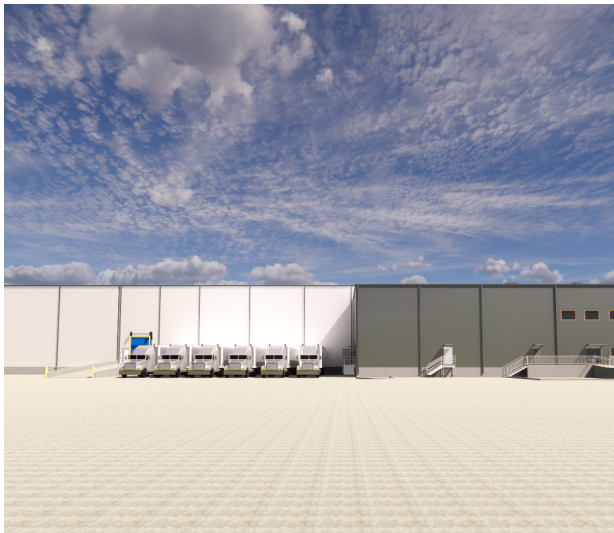
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# // GALLERY



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