



# Exeter I-5 Gateway - Building 4

Winlock, Washington

## Key facts

Property type	Industrial space
Building size	664,160 SF
Space available	664,160 SF



## Property Features

Build-to-suit office

40' clear height

ESFR

125 dock-high doors

334 car parking spaces

1352 truck court depth

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

195 trailer parking spaces

60 mil reinforced TPO

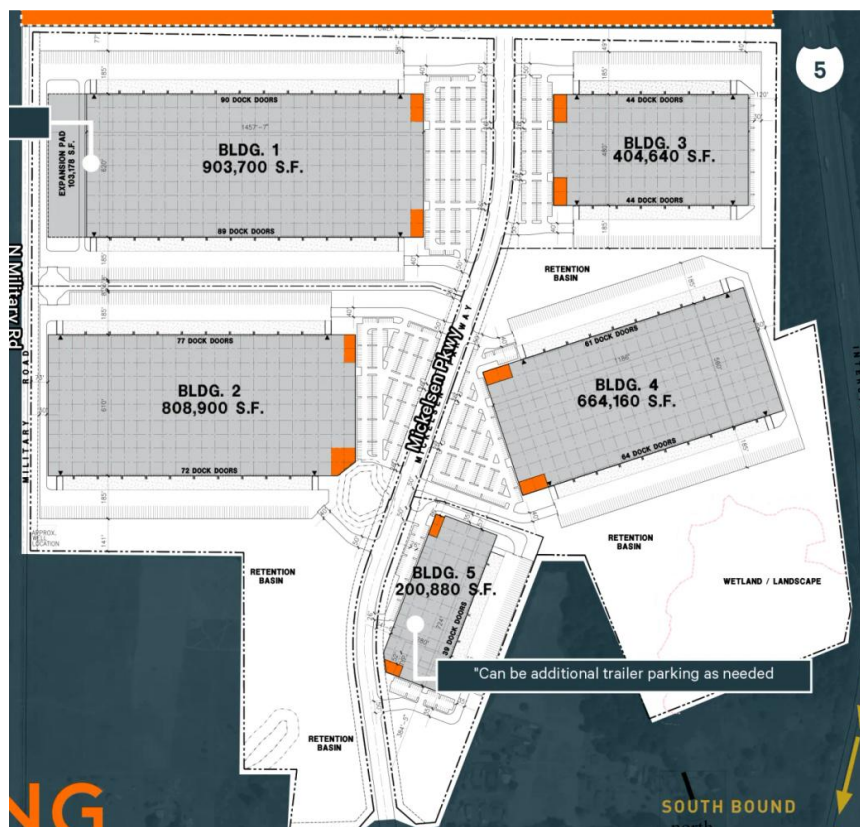
7" reinforced concrete slab (#4 @ 24" OCEW) @ 4000PSI

LED warehouse lighting to 30 FC at 36" AFF

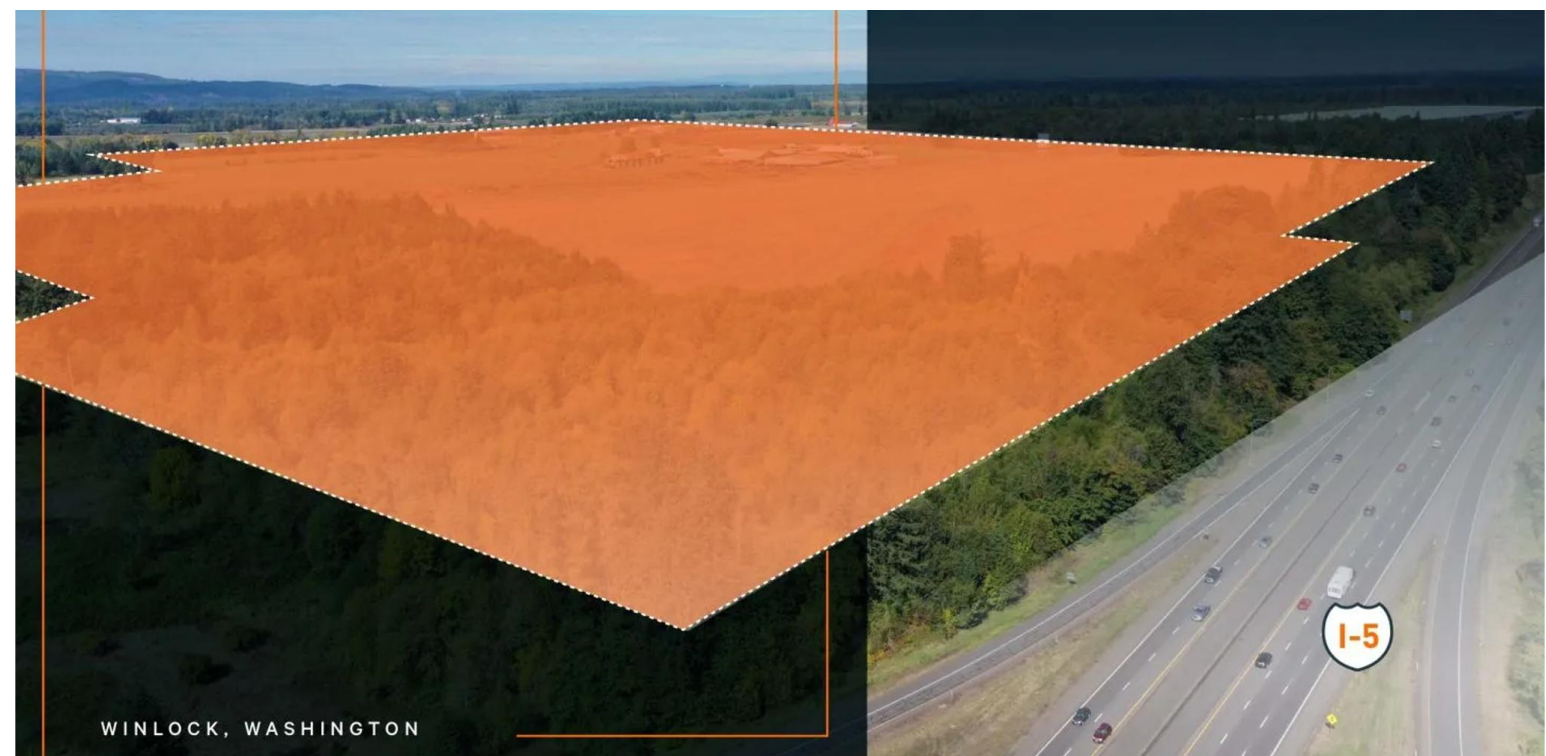
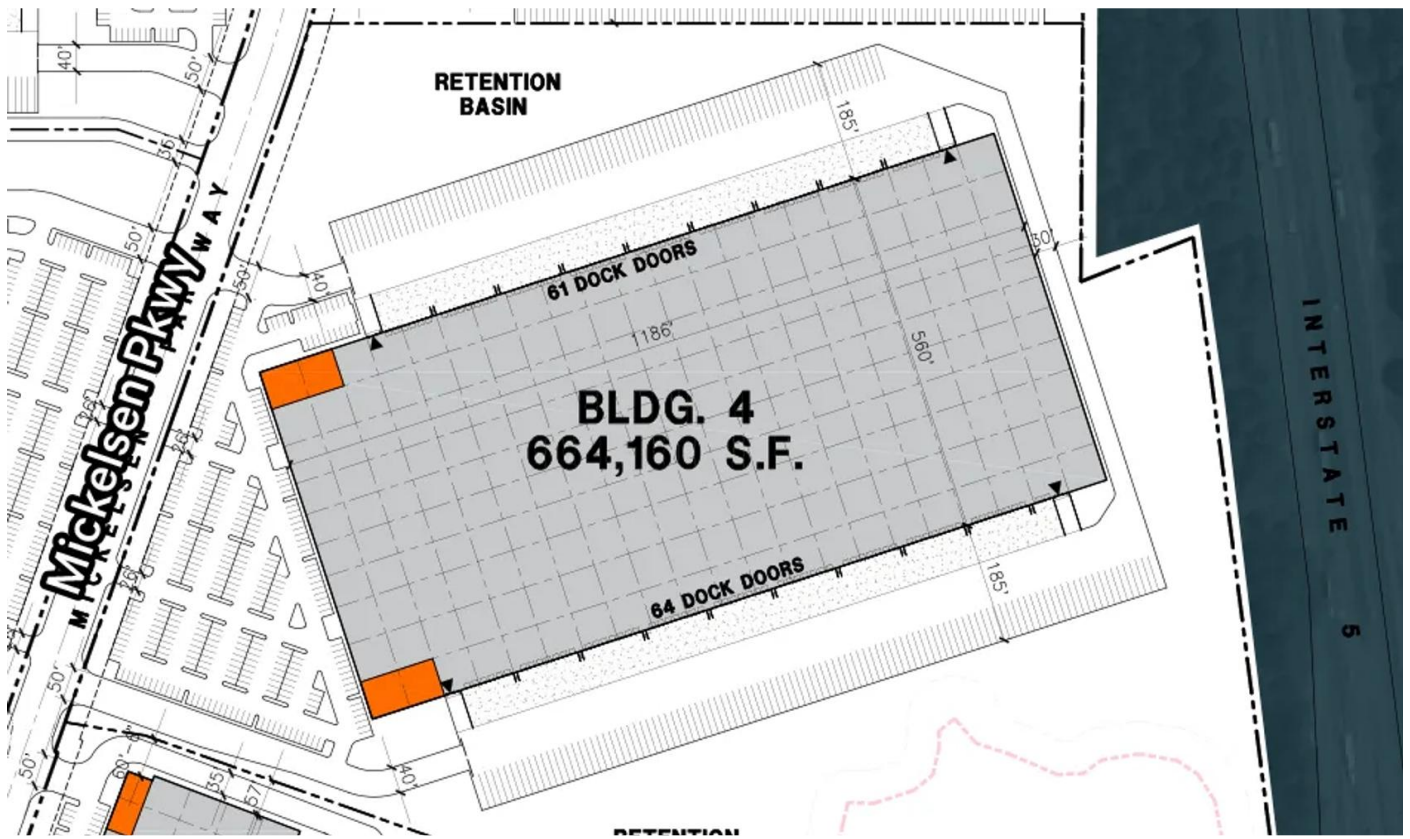
## Additional information

- 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

## Photos and floorplans









## Location

### 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%

## Contact us

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



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