

Solar Dolar, LLC Industrial Business Park

1410/1500 W Dolarway Rd, Ellensburg, WA 98926
509-899-7371
solardolarllc@gmail.com

The **Solar Dolar, LLC Industrial Business Park** provides light industrial and warehouse space for lease to commercial, industrial, manufacturing and warehousing businesses. With nine buildings totalling over 89,000 sq. ft., situated on 9.4 acres on Dolarway Road in Ellensburg, Washington, it is strategically located on the I-90 corridor in the heart of Central Washington.

Buildings

- 9 buildings ranging in size from 6,720 to 11,760 sq. ft., designed to allow smaller divisions for growing businesses.
- Each building on the property is designed to be able to split into 14' x 60' (840 sf) "bays". Tenant spaces can be a minimum of 2 or more bays.
- Wood framed, metal clad, free span with rollup doors (12'W x 14'H) offering easy access and ample parking.
- Ground level truck access for easy truck loading and unloading.
- Loading dock available for tenant use.
- 18' eave heights, external lighting for security.
- Office space designed and built to meet clients' specific needs.
- Option for tenant improvements to be performed by landlord and cost spread over the lease term.

Utilities

- High speed wireless & fiber optic internet available
- City of Ellensburg water (fire and potable).
- City of Ellensburg natural gas.
- City of Ellensburg electricity.
- Option for net zero capability with installed PV Solar Modules.

Zoning

Light Industrial

Advantages

- Easy access to Interstate 90.
- Abundant labor pool and support services.
- Flexibility to expand into larger facilities in the business park.

Solar Dolar, LLC Industrial Business Park



Businesses in the Solar Dolar, LLC Industrial Business Park

- [Clean Image Services](#)
- [Modern Mill Work](#)
- [Standard Paint](#)
- [Enchantment Brewing](#)
- [Finish Line Speed Shop](#)

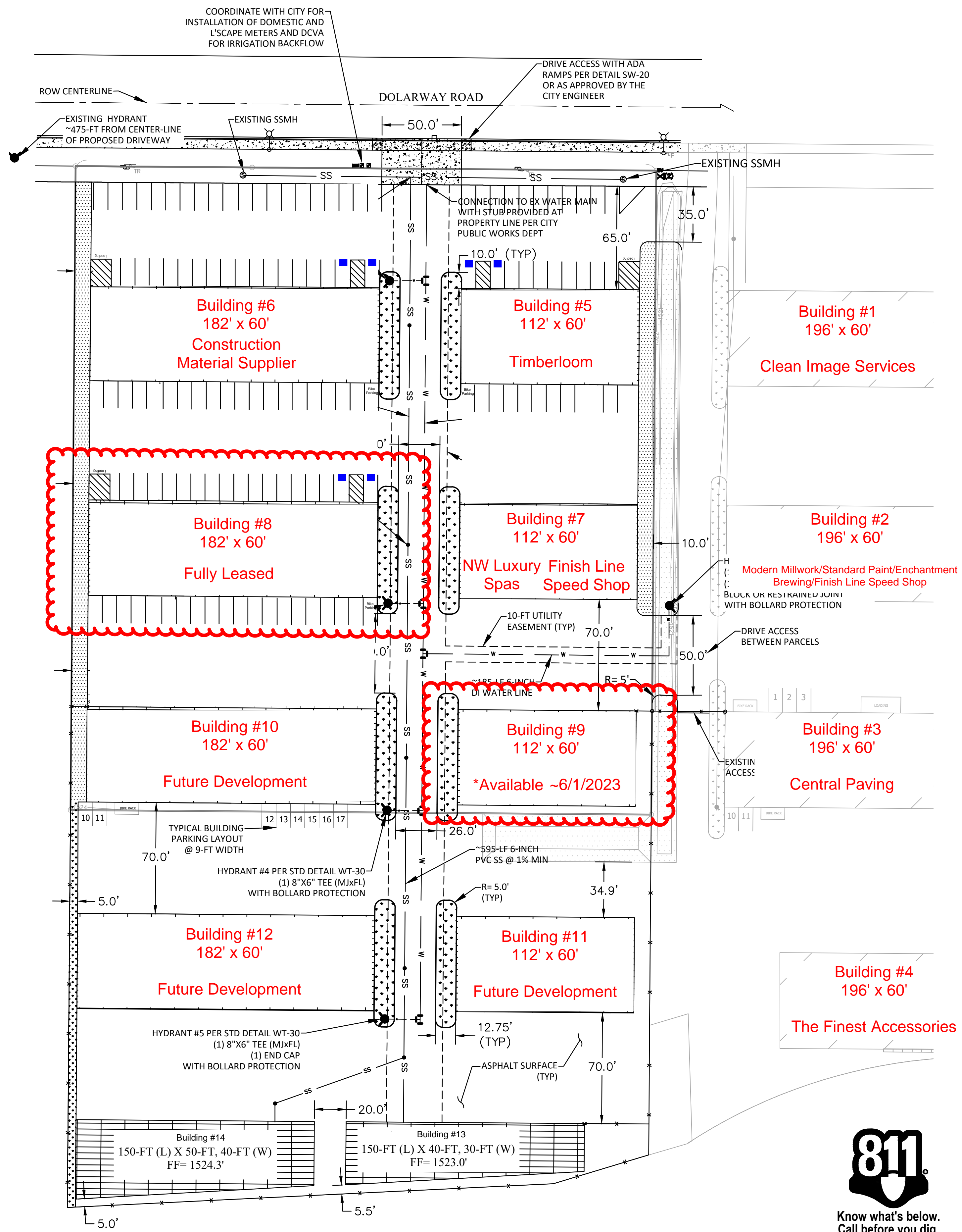
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- [Central Paving](#)
- [The Finest Accessories](#)
- [NW Luxury Spas](#)
- [Timberloom](#)
- [North Coast Electric](#)

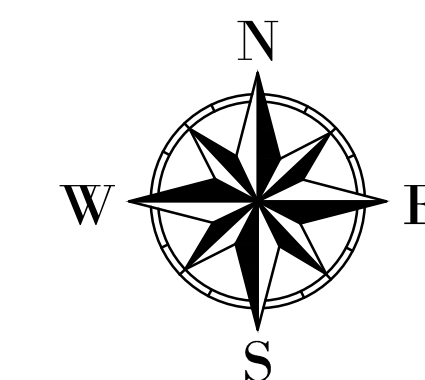
Other Information

- Lease options from 1-10+ years depending on space size.
- Lease rate varies based on lease length and space size. Typical lease rate is \$0.75 - \$1.25/sf/month for building shell.
- Triple Net (NNN) expense typically runs about 10% of lease rate

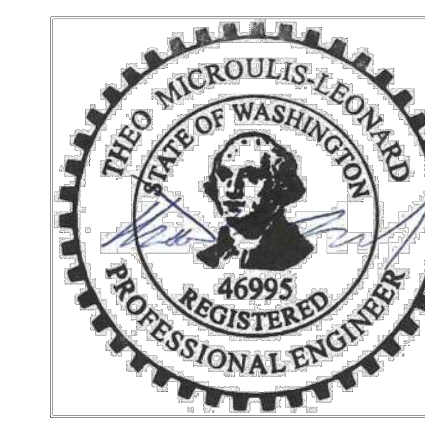
For inquiries please contact Joel Greear 509-899-7371, solardolarllc@gmail.com



General Notes



PTN. OF NW 1/4 OF THE NE 1/4 OF SECTION 3, T. 17 N., R. 18 E., W.M. CITY OF ELLENSBURG, KITTITAS COUNTY, STATE OF WASHINGTON



5/11/2021

UTILITY, PARKING, AND HORIZONTAL CONTROL PLAN

No.	Revision/Issue	Date

Firm Name and Address
 Granite Civil Services, LLC
 Kittitas County WA
 509-656-4909
 www.granitecivil.com

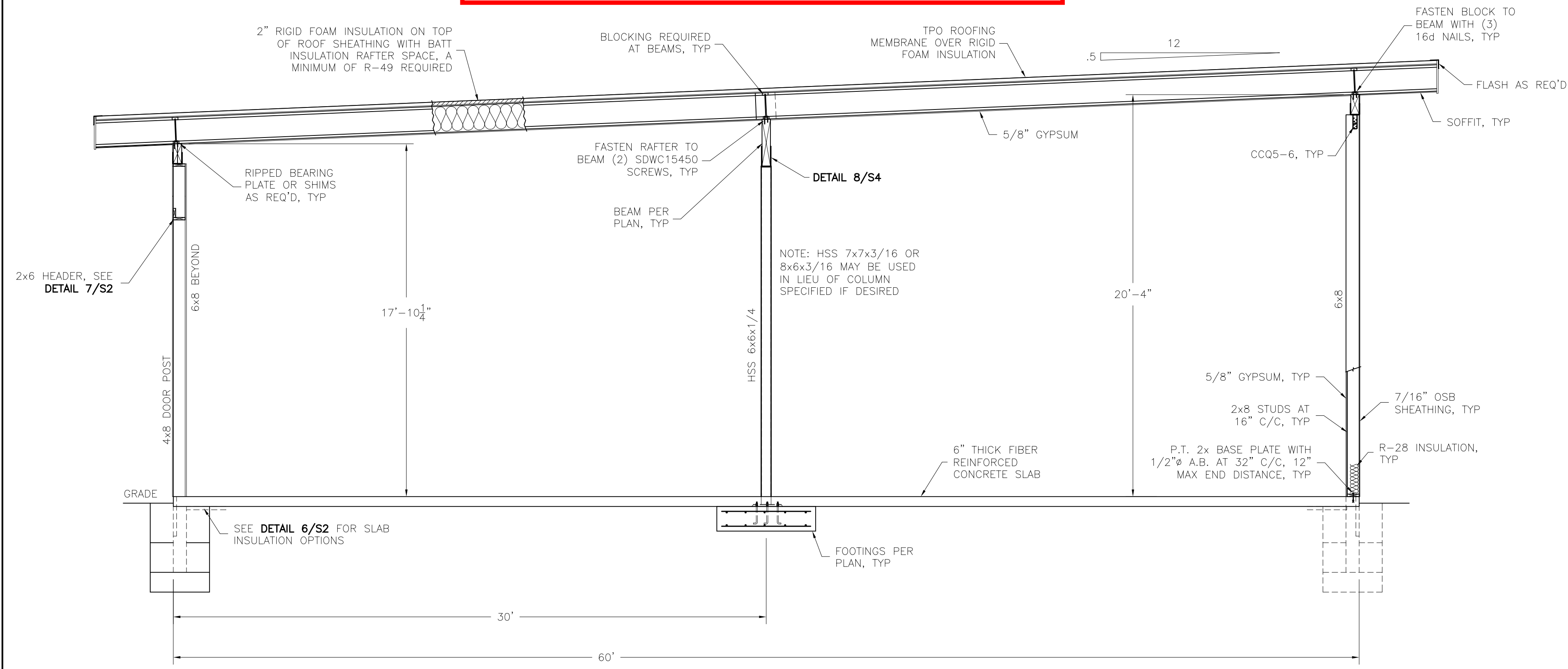
Project Name and Address
 Dolarway Warehouse Phase 3
 1500 W Dolarway
 Ellensburg, WA 98926

Project	EBG_01	Sheet
Date	May-2021	3 OF 4
Scale	1" = 40' (22X34)	



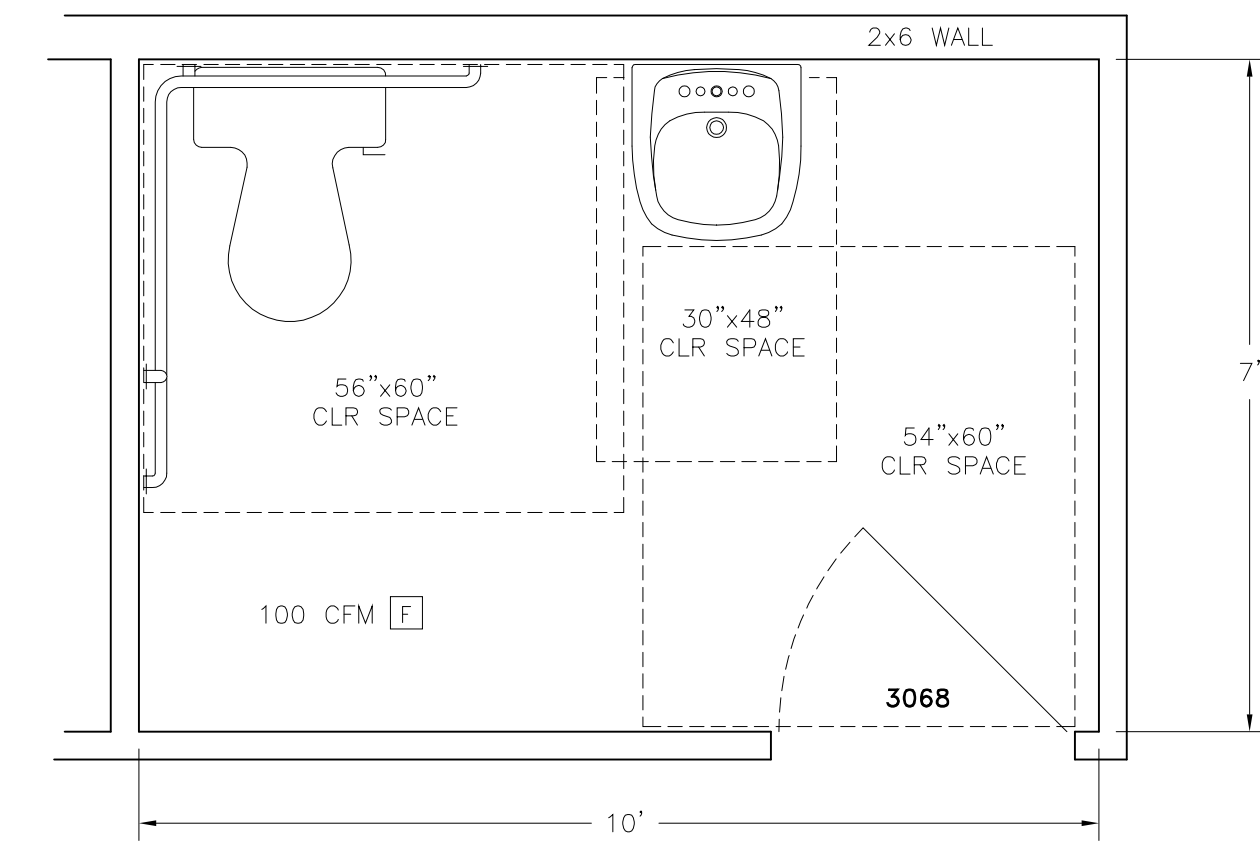
Example Building Layout

*Can be built out to accommodate tenant needs



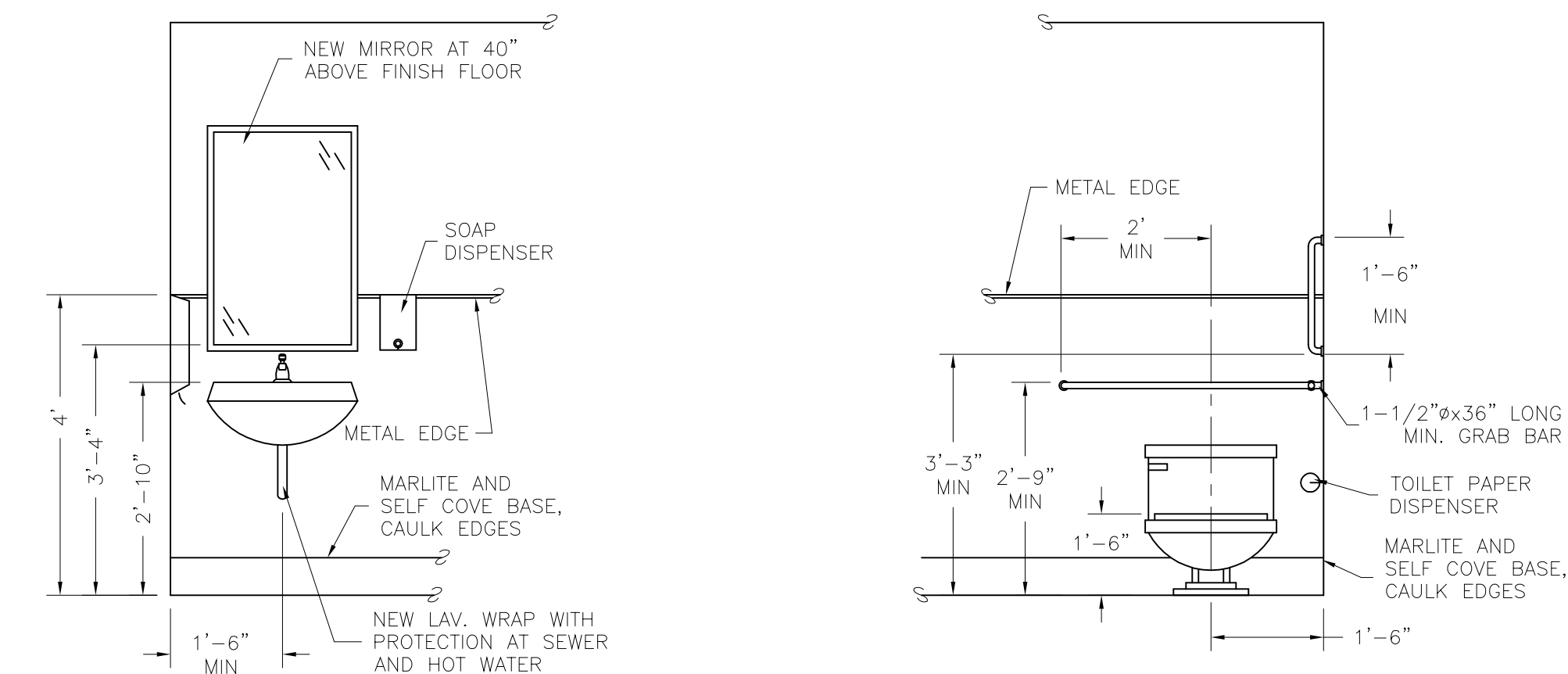
SECTION A - MAIN BUILDING SECTION

SCALE: 1/4"=1'



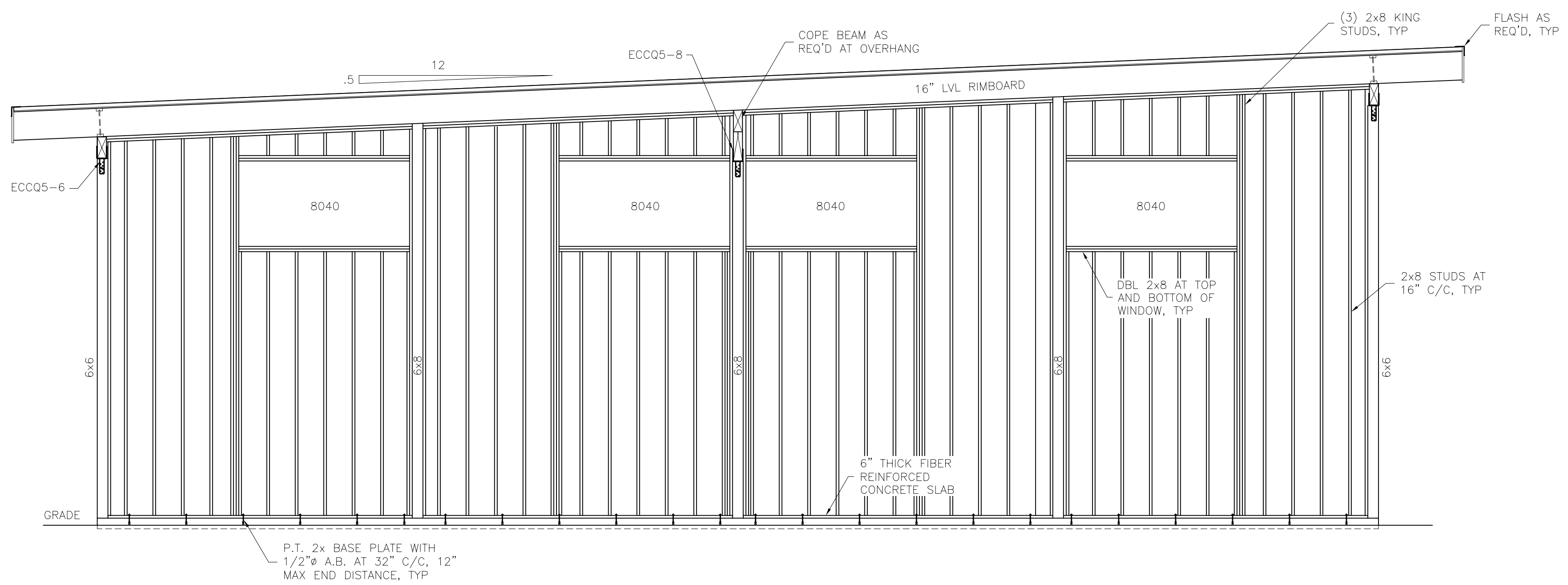
ADA RESTROOM PLAN

SCALE: 1/2"=1'



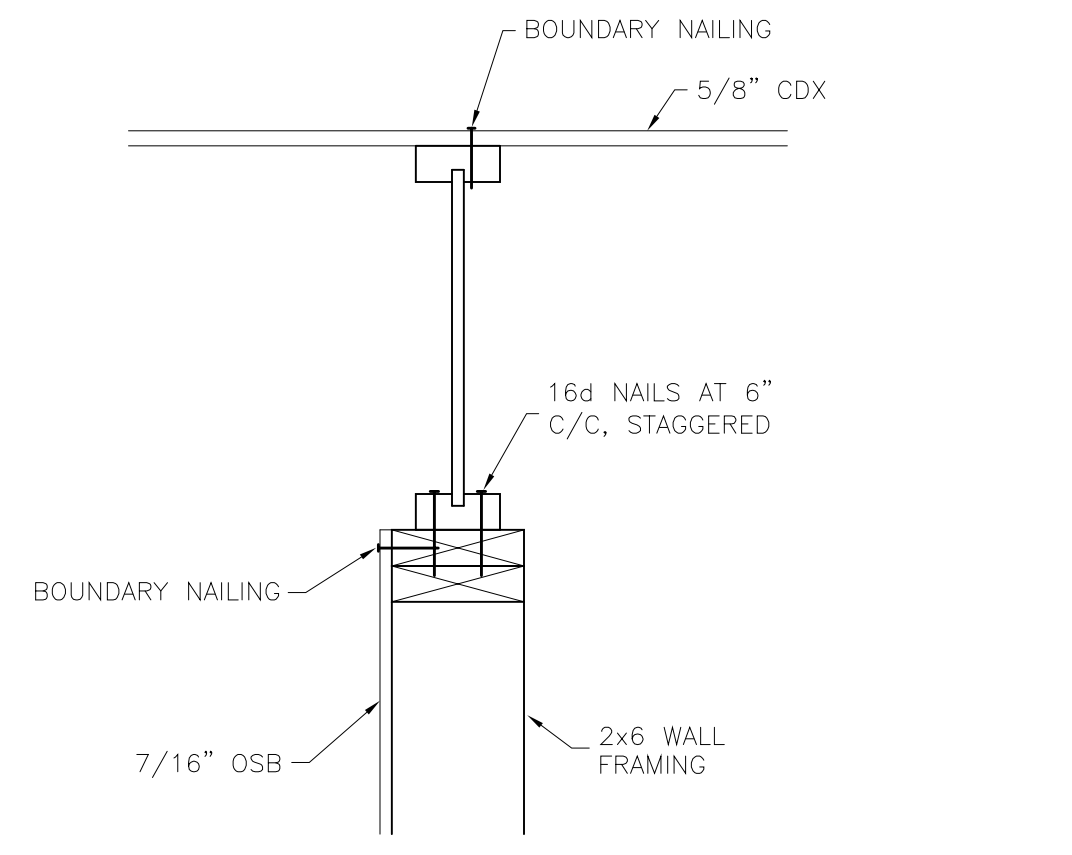
PARTIAL ADA RESTROOM ELEVATIONS

SCALE: 1/2"=1'



TYPICAL ENDWALL FRAMING

SCALE: 1/4"=1'



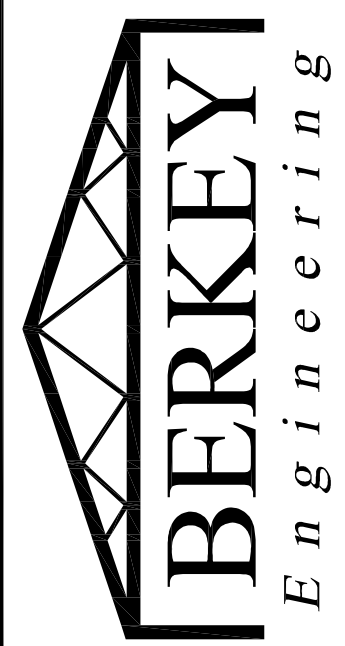
DETAIL 9 - SHEAR TRANSFER

SCALE: 1-1/2"=1'

BUILDING SECTION
ENDWALL FRAMING
AND MISC. DETAILS

JEFF GREAR
60'x182'x18' & 20' POLE BUILDING
1500 DOLARWAY ROAD
ELLENBURG, WA
CITY OF ELLENBURG

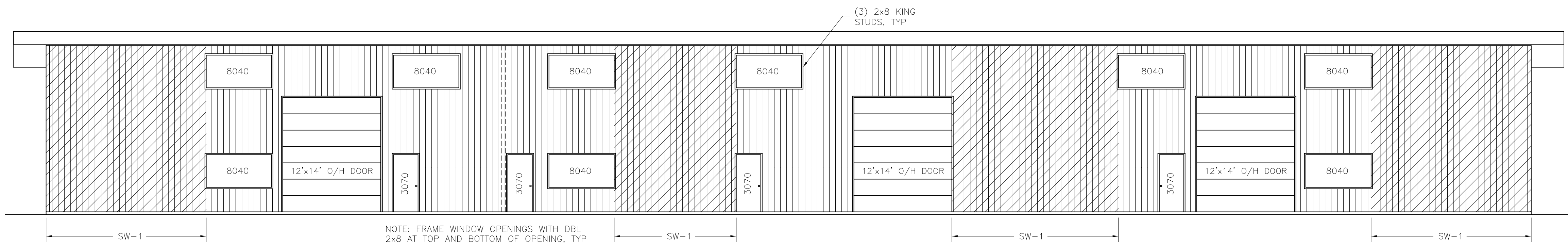
190 OAKLAND STREET
RICHLAND, WA 99352
PHONE: (509) 736-7552
FAX: (509) 736-7557



DRAWN BY: TPF
APPROVED BY: CWB
DATE: 06/17/2022
SCALE: AS NOTED
PROJECT REV: 17405 0

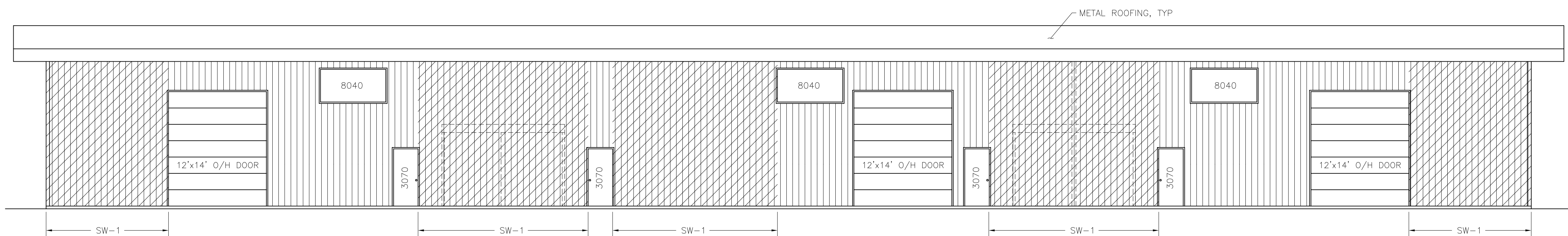


SHEET No. S3



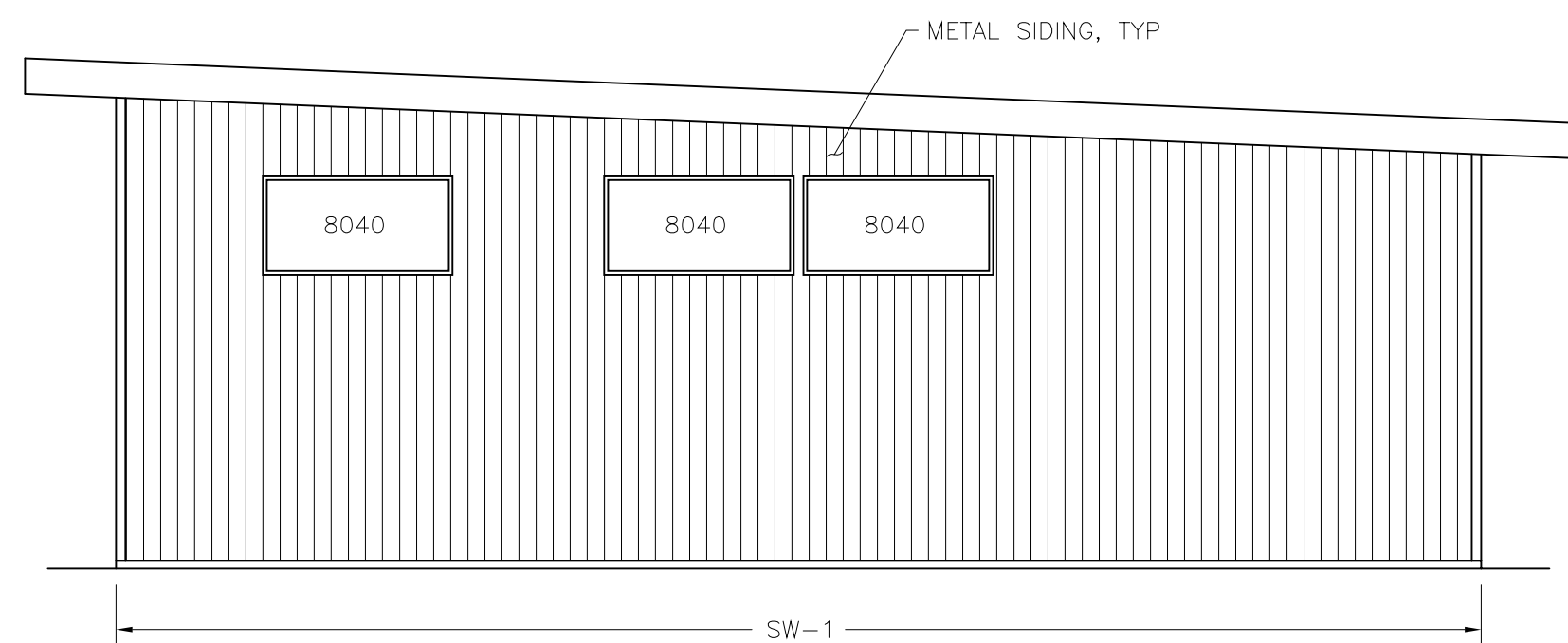
FRONT ELEVATION

SCALE: 1/8"=1'



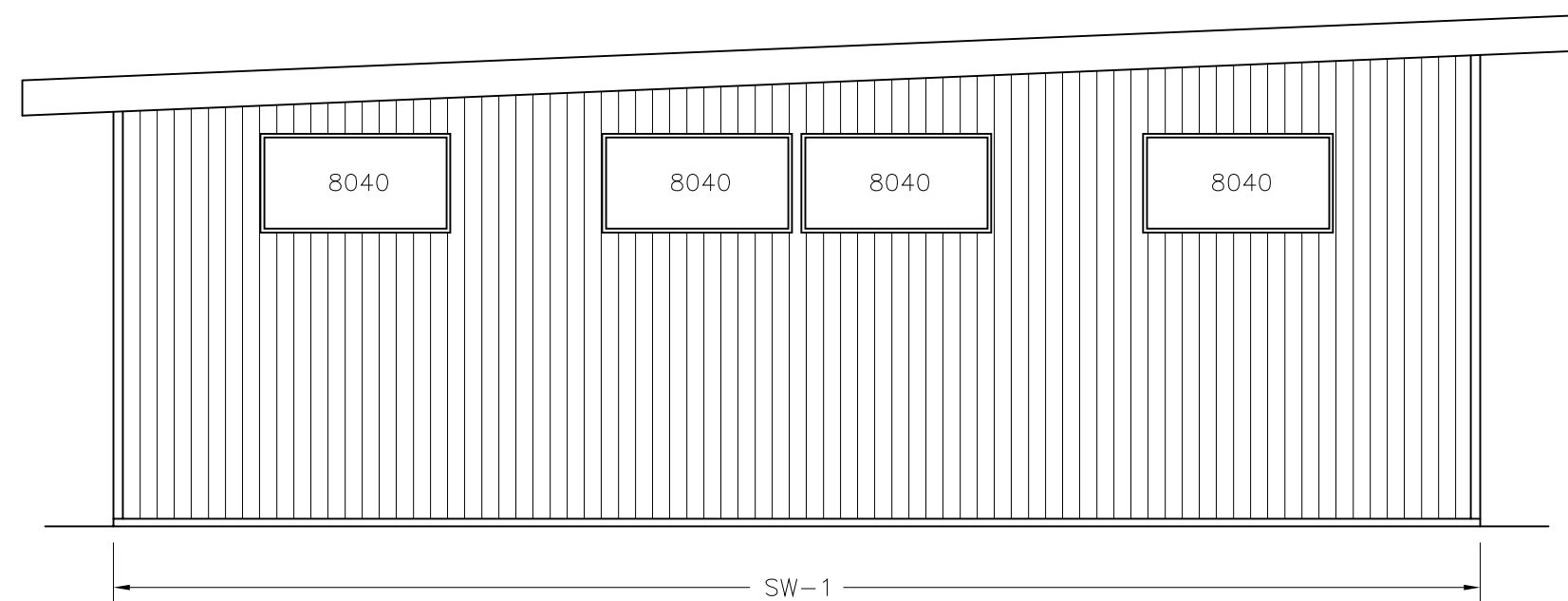
BACK ELEVATION

SCALE: 1/8"=1'



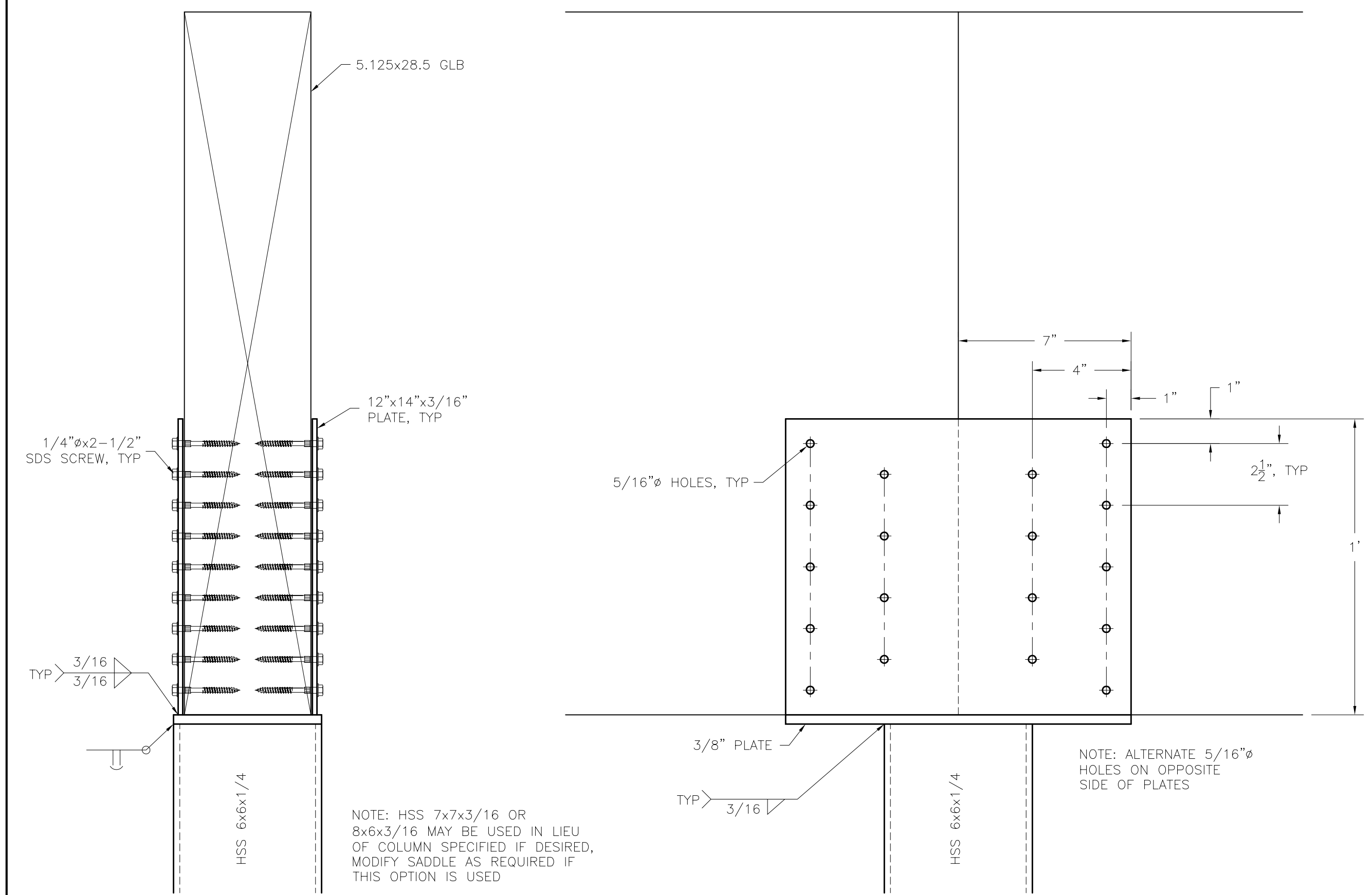
RIGHT ELEVATION

SCALE: 1/8"=1'



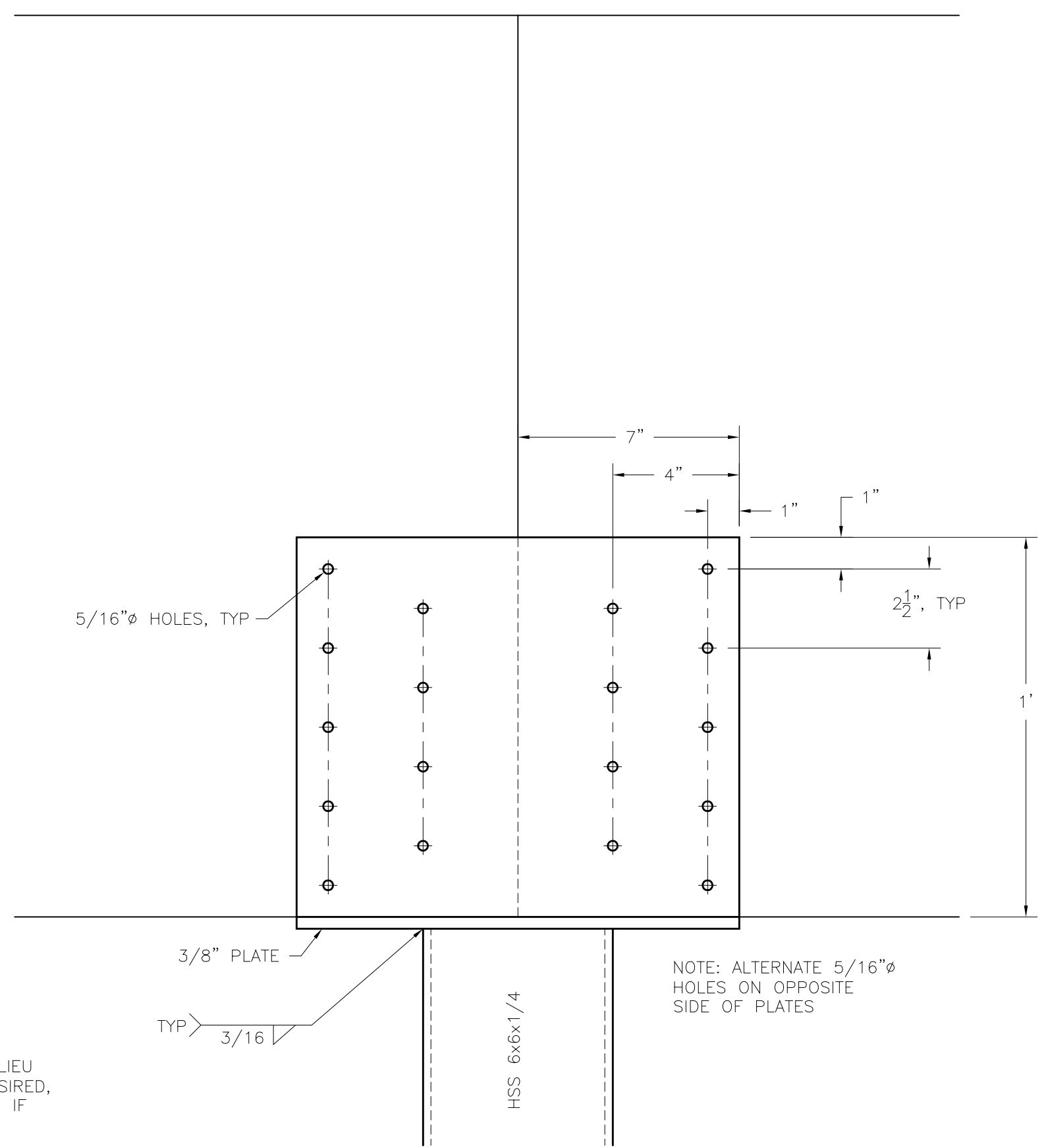
LEFT ELEVATION

SCALE: 1/8"=1'



DETAIL 8 - COLUMN TO BEAM CONNECTION

SCALE: 3"=1'



DETAIL 10 - 2x6 RAFTER SPLICE

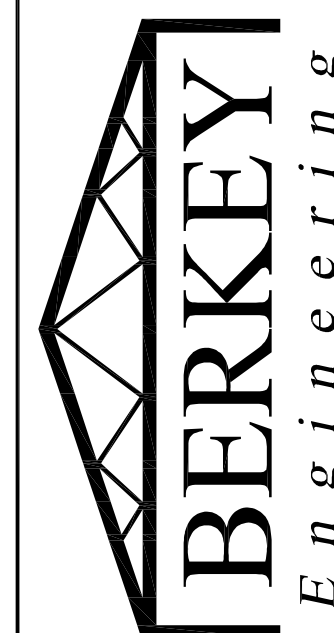
SCALE: 1-1/2"=1'

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BUILDING ELEVATIONS
AND MISC. DETAILS

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SHEET No. **S4**