

1539 W LEE ROAD
OTHELLO, WA 99344

CBRE



OFFERING MEMORANDUM



Keller Williams Sunset Corridor - Each Office Independently Owned and Operated

EXPANSIVE INDUSTRIAL PROPERTY
FOR SALE - \$3,590,000

1539 W LEE ROAD

OTHELLO, WA 99344

PROPERTY DESCRIPTION

Located at 1539 W Lee Rd, Othello, WA 99344, this expansive industrial property offers 80,000 SF of versatile space, including Warehouse 1 (36,000 SF) with heights ranging from 19-25 ft, plus a 43-ft-tall section for the treater, and Warehouse 2 (40,300 SF) with a 32-ft-high center and 18-19 ft edges. Additional structures include 2,500 SF of shop space and a 1,200 SF Hagie building, both 20 ft tall. With high clearances and flexible configurations, this facility is ideal for logistics, manufacturing, or agricultural processing operations.



INVESTMENT SUMMARY

ADDRESS	1539 W Lee Road
STATE, CITY, ZIP CODE	Othello, WA 9934
PRICE	\$3,590,000
TOTAL BUILDING SIZE	80,000 SF
WAREHOUSE 1	36,000 SF, 19 ft edges, 25 ft center, 43-ft treater section
WAREHOUSE 2	40,300 SF, 18-19 ft edges, 32 ft center
SHOPS	2,500 SF, 20 ft High
HAGIE BUILDING	1,200 SF, 20 ft High
CEILING HEIGHTS	Up to 43 ft in treater section
DOR CODE	82 - Resource - Agriculture Activities
ACRES	5.46 Acres
PARCEL #	2630330120275

LIST OF EQUIPMENTS THAT WILL REMAIN IN THE BUILDINGS

FOR TREATING

- DUAL BOX DUMPS
- 2 VIBRATORY FEEDERS
- BUCKET ELEVATOR
- GUSTAFSON TILTED DRUM CONTINUOUS FLOW TREATER WITH DIP AND POUR TREATING APPLICATION (500LBS/MINUTE)
- BULK FILL STATION
- SCALE
- MANUAL BAGGER
- V BELT AND WIDE BELT CONVEYOR
- UNTREATED BULK FILL STATION AND MANUAL BAGGER
- MULTIPLE SEWING HEADS AND STANDS FARR DUST COLLECTION UNIT AND DONALDSON TORIT CENTRAL VACUUM UNIT

HANDPICK

- BOX DUMP
- 3 VIBRATORY FEEDERS
- 2 BUCKET ELEVATORS AND 3 WIDE BELT CONVEYORS

DRYING/SHELLING

- 6 BOX DYERS
- CORN SHELTER WITH BOX DUMP
- ELEVATOR, AND FILL STATION
- MAC DUST COLLECTION UNIT

CONDITIONING EQUIPMENT LINE 1

- BOX DUMP
- VIBRATORY FEEDER
- 4 BUCKET ELEVATORS
- DELTA 105 AIR SCREEN CLEANER
- OLIVER GVX 1050 GRAVITY
- OLIVER 160 GRAVITY TABLE
- OLIVER DESTONER
- CARTER DAY BARREL SCREEN SIZER
- 2 SHAKER CONVEYORS
- FARR DUST COLLECTION UNIT
- DONALDSON DUST COLLECTION UNIT AND A DONALDSON TORIT CENTRAL VACUUM SYSTEM

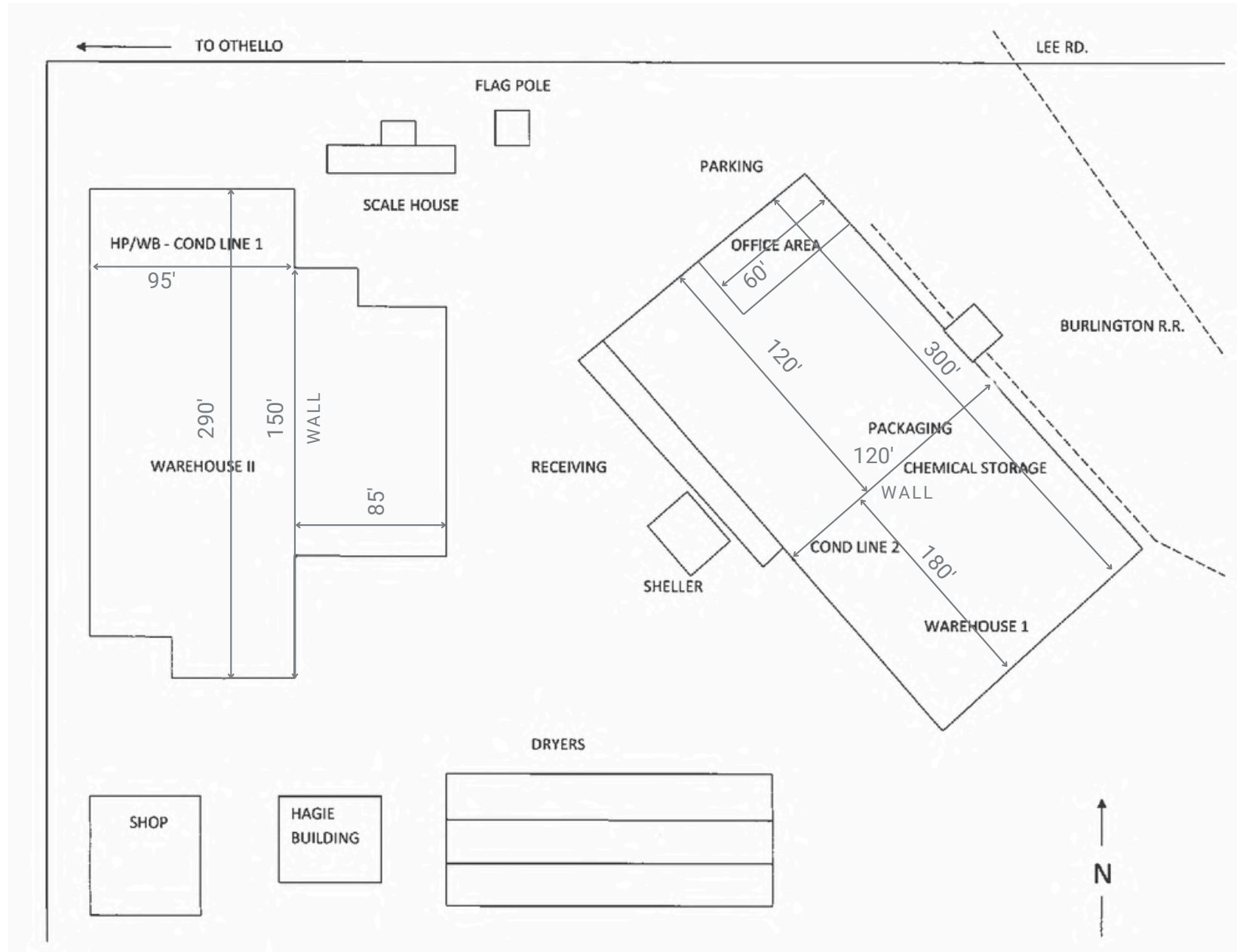
CONDITIONING EQUIPMENT LINE 2

- BOX DUMP
- VIBRATORY FEEDER
- 2 BUCKET ELEVATORS
- DELTA 104 AIR SCREEN CLEANER
- OLIVER GRAVITY 160 AND DESTONER
- RECEIVING PIT – SHAKER CONVEYOR

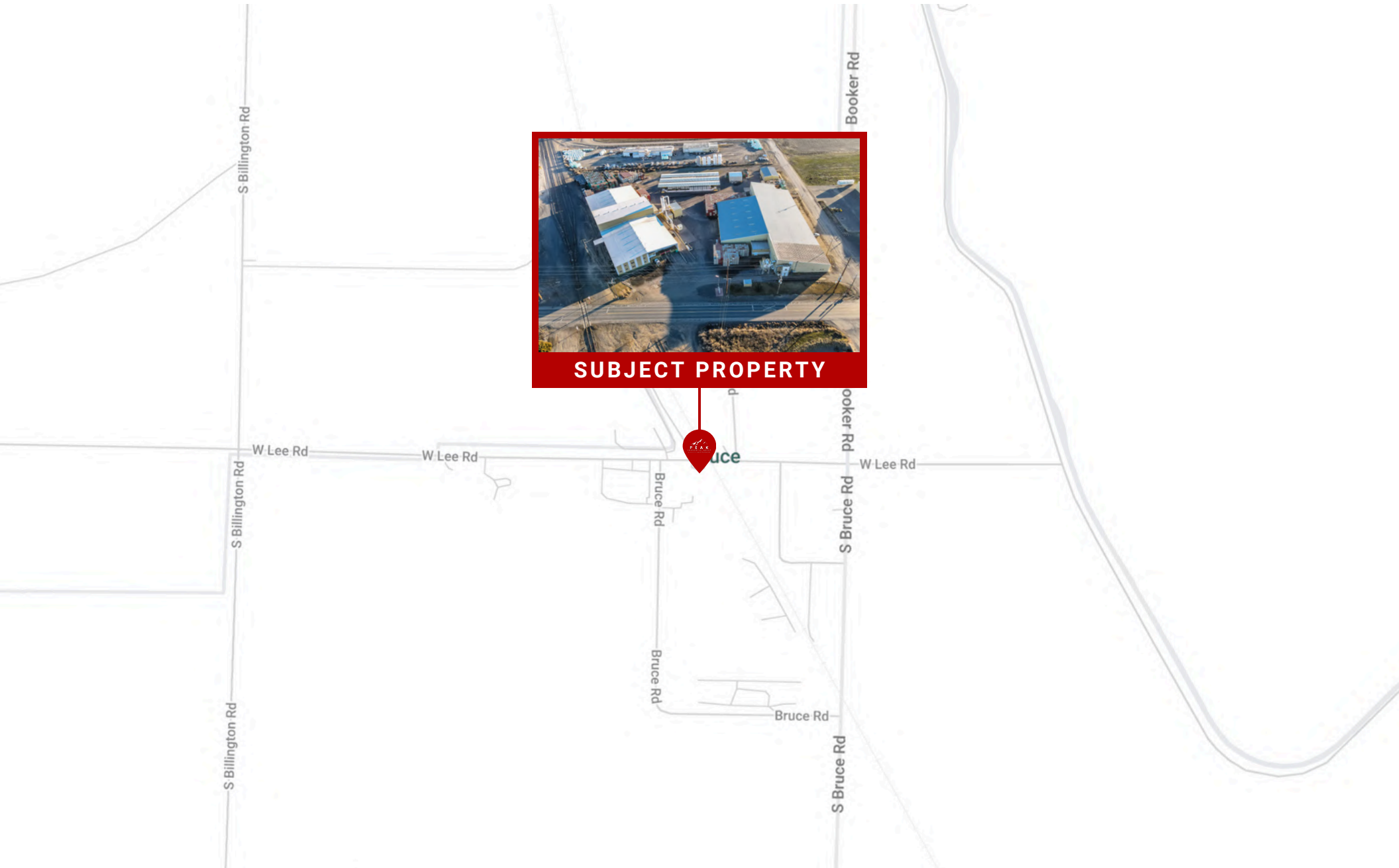
PACKING/SHIPPING

- 2 STRETCH WRAPPERS
- DIRECT ACCESS/SERVICE TO RAIL SPUR
- TRUCK SCALE

SITE MAP



LOCATION OVERVIEW



POINT OF INTEREST



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Google Earth
Airbus



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial Oakland in compliance with all applicable fair housing and equal opportunity laws.



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