



# Exeter I-5 Gateway - Building 2

Winlock, Washington

## Key facts

Property type	Industrial space
Building size	808,900 SF
Space available	808,900 SF



# Property Features

Build-to-suit office	Perimeter concrete tilt-up walls, chamfered and caulked both sides
40' clear height	56' X 50' w/ 60' speed bay
ESFR	Power as needed
149 dock-high doors	4 grade level doors
1352 truck court depth	408 car parking spaces
225 trailer parking spaces	60 mil reinforced TPO
R-38 insulation	7" reinforced concrete slab (#4 @ 24" OCEW) @ 4000PSI
Freeze protection warehouse heating	LED warehouse lighting to 30 FC at 36" AFF
4' x 8' skylights for 1% of roof area	

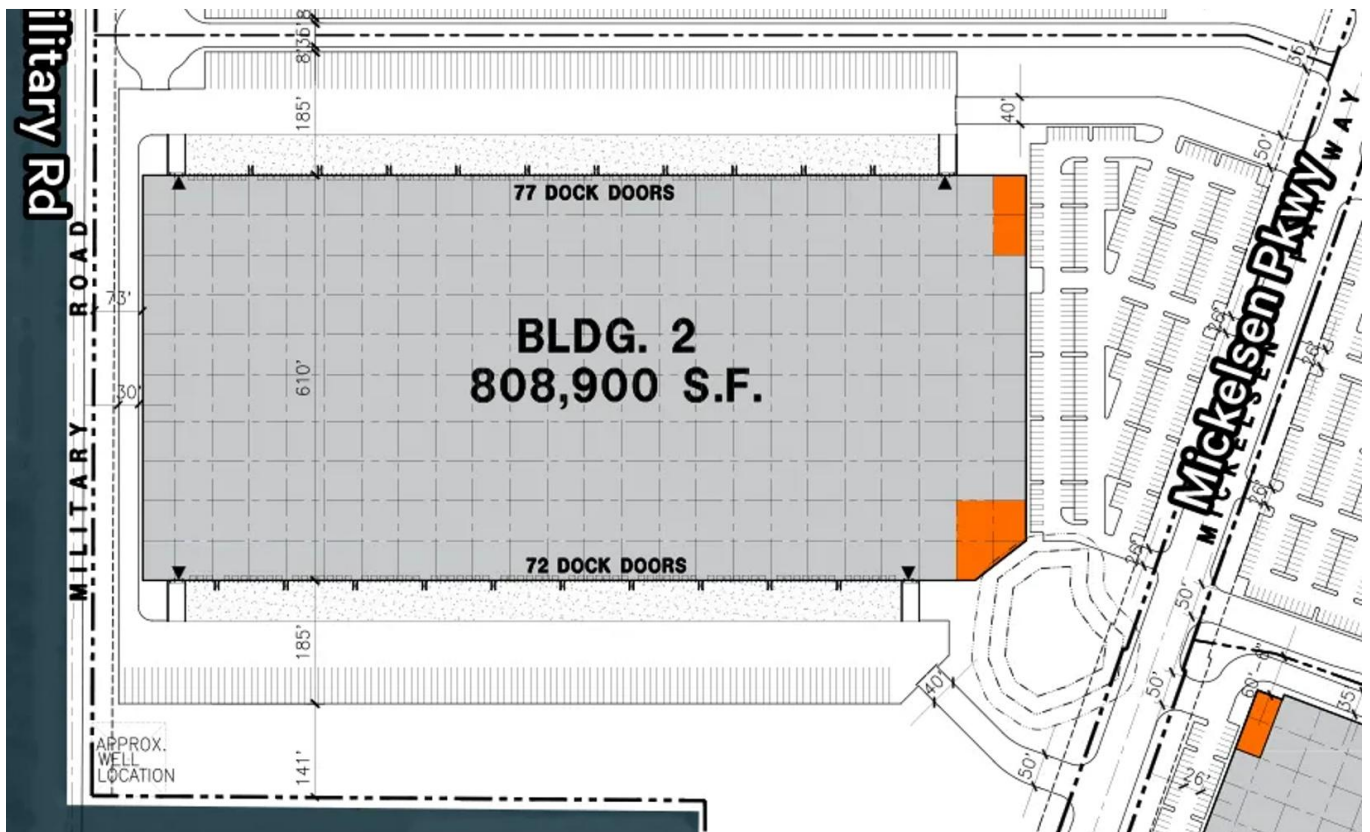
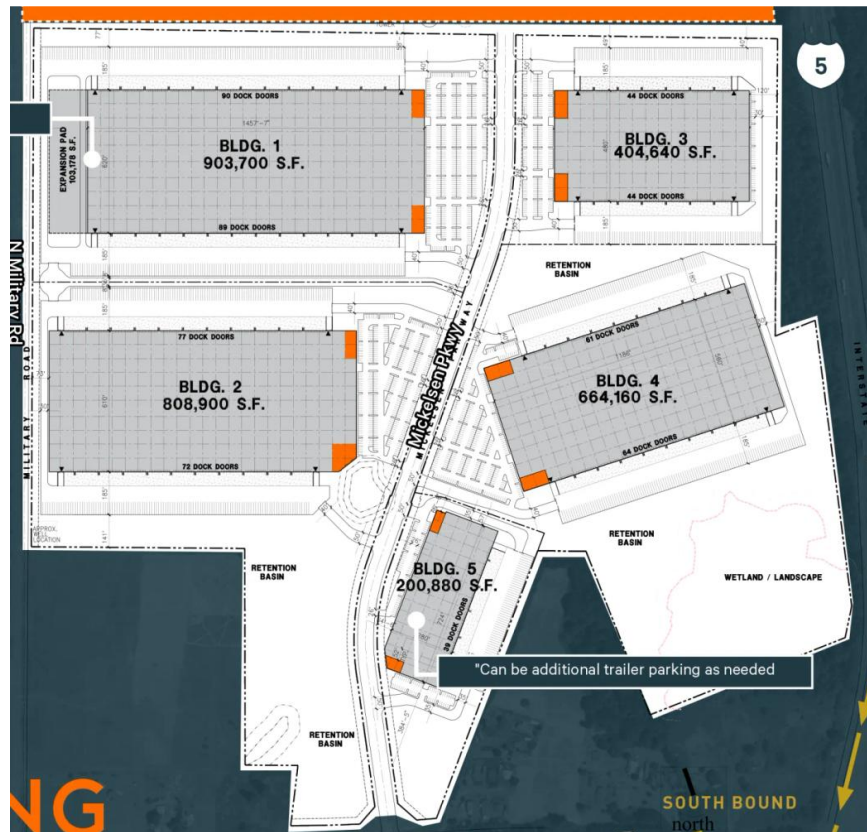
# Additional information

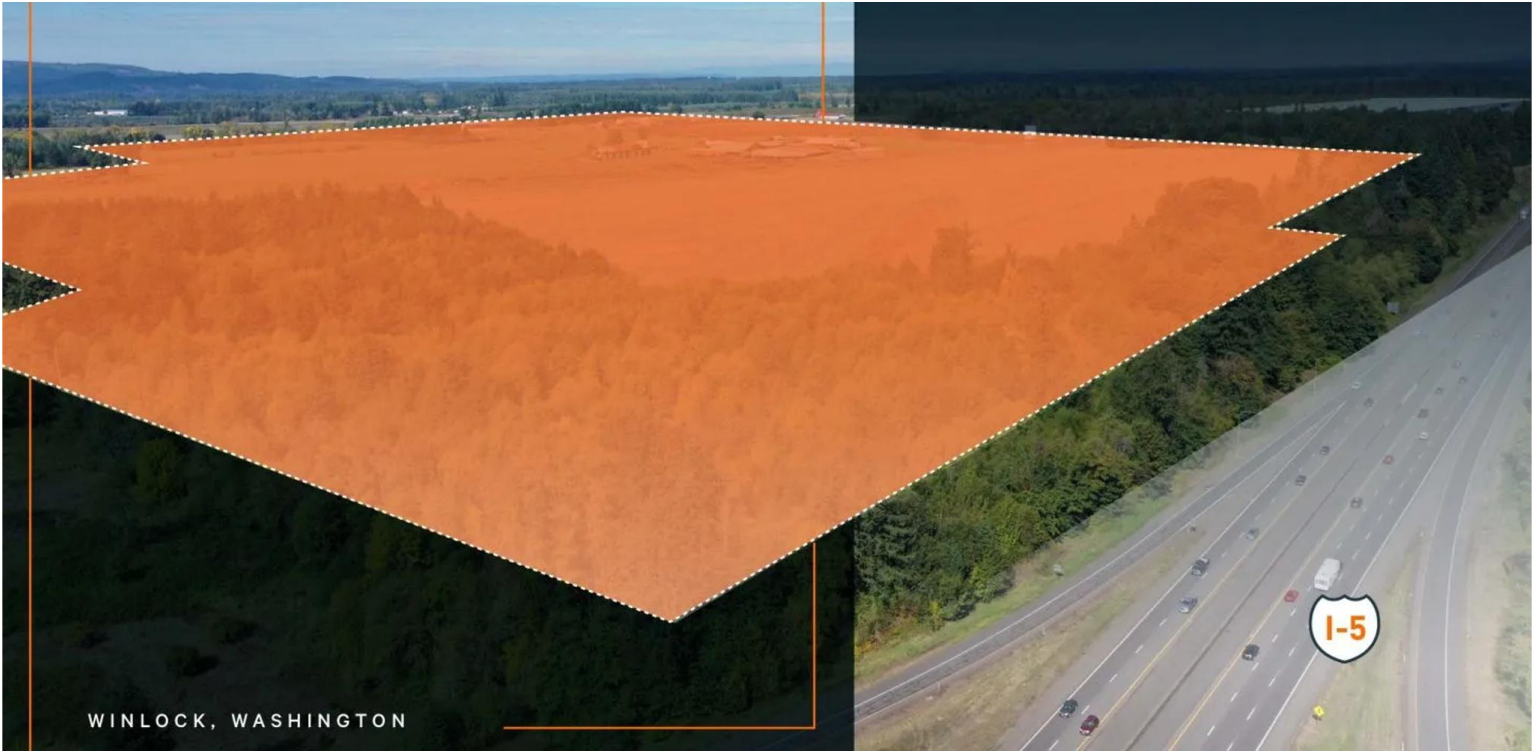
- Site area: 200.33 acres
- Zoning: Light Industrial (LI), Lewis County
- Warehouse: 5 buildings, ±3 MSF
- Timing: Mass grading has begun – can deliver as early as July 2023

# 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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