

1450 W Cunningham

Othello, WA 99352



Offering Memorandum

BHGRE | Gary Mann Real Estate

Industrial Land

NWMLS# 2438943

Callen Andersen

509.989.1742

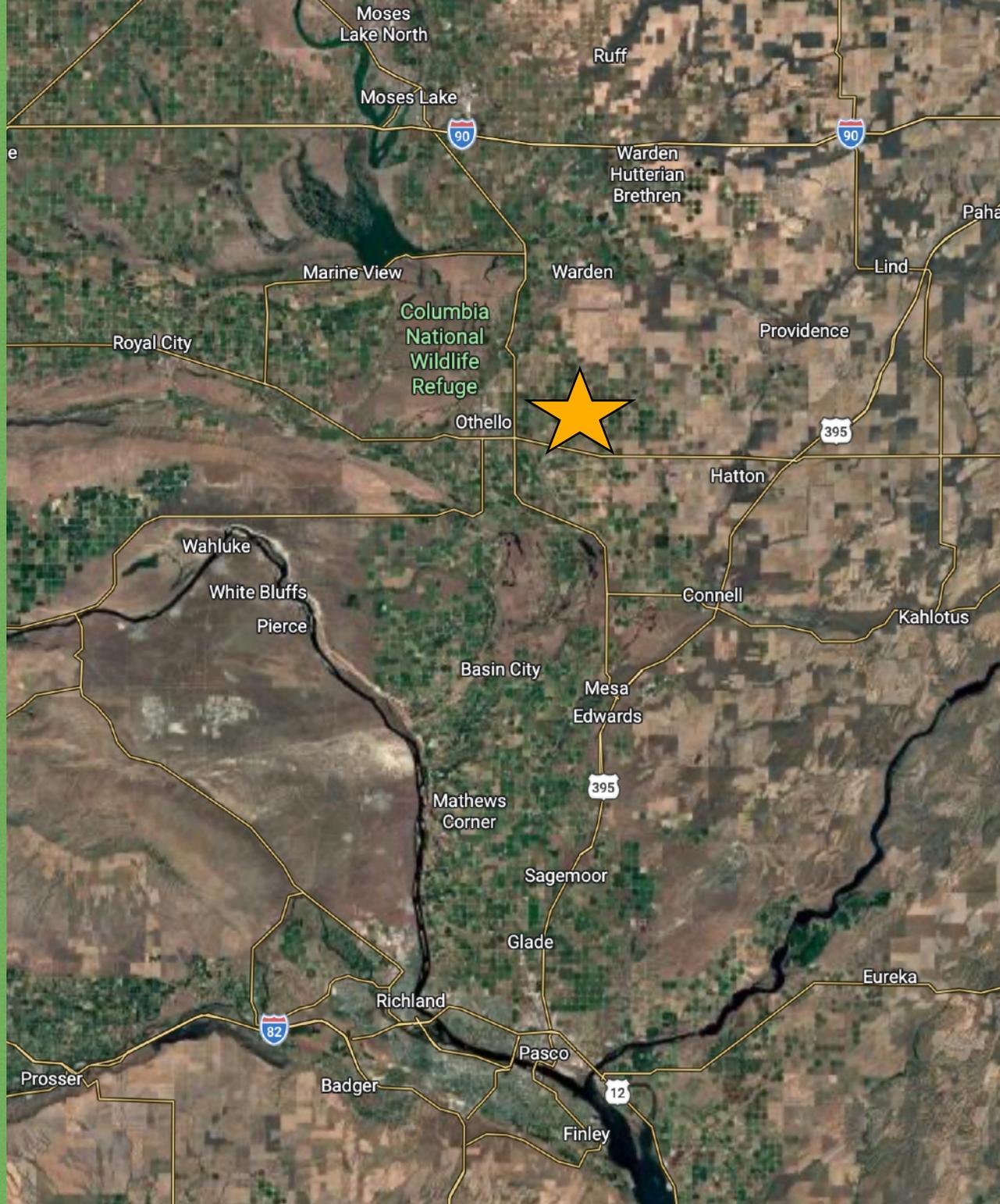
Callen@GaryMann.com

FOR SALE - \$6,836,200

Area Information

Nestled in the heart of the Columbia Basin—part of the U.S. Bureau of Reclamation's Columbia Basin Project irrigating over 670,000 acres of high-yield farmland for potatoes, onions, seed crops, hay, beans, corn, and specialty crops, this site is surrounded by thriving Ag land producing \$1 billion annually and located within the Port of Othello's Bruce Industrial Area. It offers prime industrial potential with highway access near I-90 through Central Washington (2-3 hours from Spokane or Seattle), excellent on-site rail, abundant produce logistics, and low electricity rates from hydropower like Grand Coulee Dam; ideal for energy-intensive operations like food processing or manufacturing.

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Bruce Industrial Area

Shovel-ready in the Adams County Bruce Industrial Area with the correct Zoning already in place, the property offers streamlined permitting, government supported, and prime positioning for agribusiness amid \$1B+ regional crop output.

The Port of Othello's robust water well network serves the Bruce Industrial Area with reliable supply for heavy manufacturing, backed by 2026 storage upgrades. Additional Municipal and Industrial water is available through the East Columbia Basin Irrigation District.

The Bruce Industrial area is host to packing sheds, produce storage, fertilizers distribution, grain transport and storage, and fuel depots.



- ~180 acres of industrial ground
- Excellent utility access
- Transport by direct rail access
- Easy highway logistic routes
- Port of Othello support

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Additional Utilities

Natural Gas

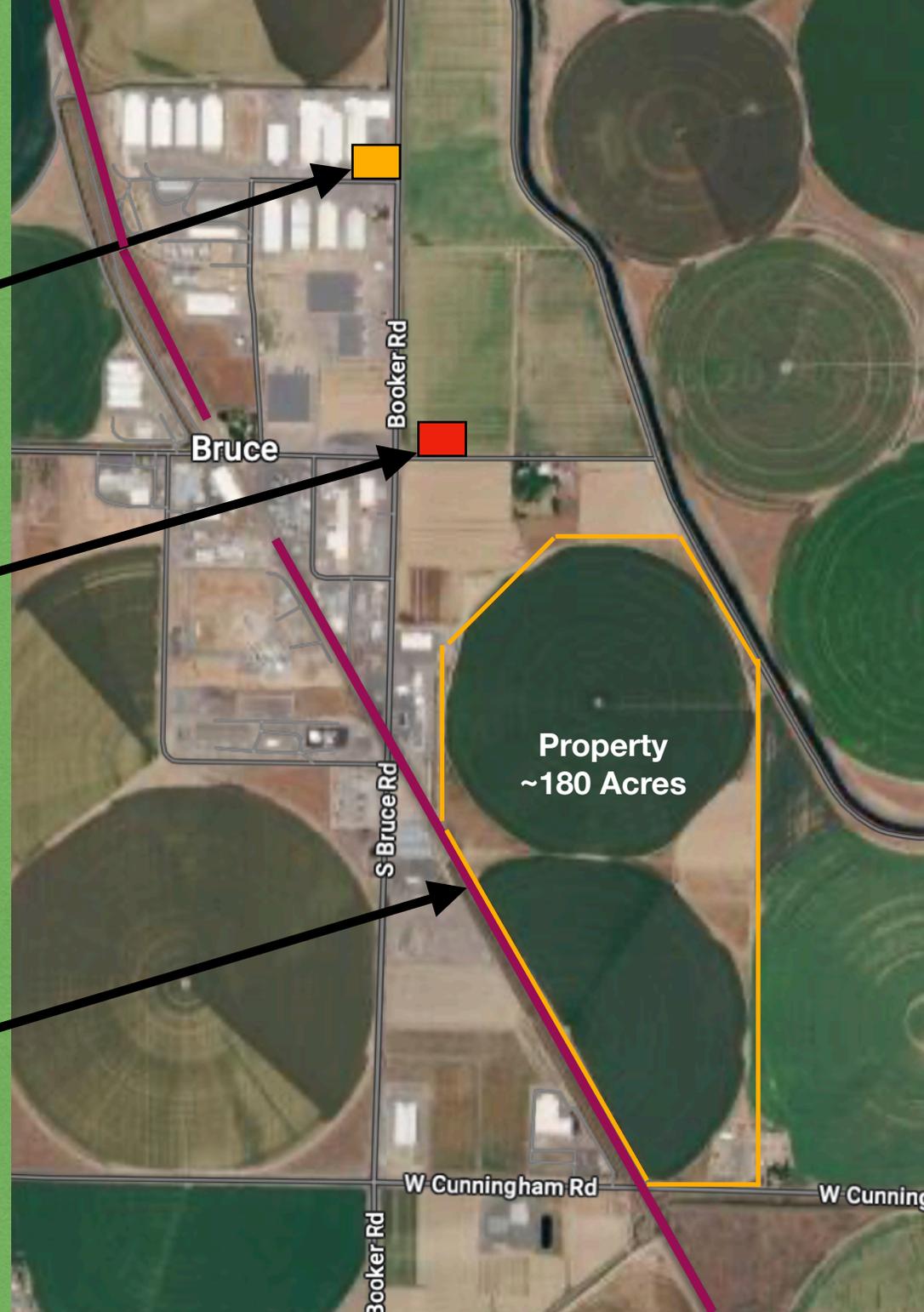
Natural gas is available through Cascade Natural Gas, a local supplier utilizing Williams Companies infrastructure, with industrial-capacity service located approximately half a mile to the northwest.

Power

Main electrical site located adjacent to the a planned substation, approximately a quarter mile northwest, with access to local 115 kV and 12 kV transmission lines.

Rail

Rail access is provided by Columbia Basin Railroad, operated by Jaguar Transport, with direct on-site rail siding and ample space for a full rail loop within property boundaries. The network connects to BNSF lines, offering service from Pasco, WA to the south through Spokane, WA to the north and beyond.



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Farm & Irrigation Equipment

This fertile soil in Washington's Columbia Basin supports excellent production of onions, potatoes, and other high-value crops with just 9 inches of annual rainfall and over 180+ frost-free days, thanks to reliable irrigation from projects like the Columbia Basin Irrigation Project.

Onions thrive here, with the Columbia Basin as a key production hub grown in rotation with potatoes and corn. Potatoes yield world-leading results (over 30 tons per acre on average), especially processing varieties in sandy soils, leveraging the warm climate and deep, well-drained sandy loam.

This farm is fully leased, delivering immediate income as a turnkey investment with stable, high-quality tenants. Premium rents are driven by exceptional soil that supports top yields.

Equipment Summary	
Equipment	Location
Valley 8000 Series 3 Tower Wiper	A
Valley 8000 Series 7 Tower Wiper	B
Valley 8000 Series 6 Tower Circle	C
Pump Station	D



Plat Map & Parcel Summary

Parcel Summary

Parcel	Description	Rented Acres	Deeded Acres
1529031500004	FU 69 BLK 46	24	32.6
2100460700200	FU 70 BLK 46	76	70.3
2100460710100	FU 71 BLK 46	68	77
TOTAL		168	179.9



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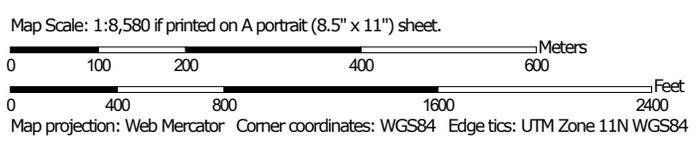
Additional Photos



Soil Map—Adams County, Washington
(Farm Unit 69,70,71 Block 46)



Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Adams County, Washington

Survey Area Data: Version 26, Aug 28, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 25, 2022—Jul 1, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
EzA	Esquatzel silt loam, 0 to 2 percent slopes	1.3	0.5%
SHB	Shano silt loam, 0 to 5 percent slopes	4.6	1.8%
SsA	Shano silt loam, 0 to 2 percent slopes	130.5	50.6%
SsB	Shano silt loam, 2 to 5 percent slopes	114.0	44.2%
SsC	Shano silt loam, 5 to 10 percent slopes	6.1	2.4%
W	Water	1.5	0.6%
Totals for Area of Interest		258.1	100.0%