

# WARDEN

BUSINESS PARK

COLD STORAGE OR FOOD PROCESSING  
BUILD-TO-SUIT OPPORTUNITY

FOR SALE OR LEASE | UP TO ±240,000 SF



WARDEN, WASHINGTON





# PROPERTY HIGHLIGHTS

Warden Business Park offers an excellent setting for cold storage or food processing, thanks to its abundant access to water and sewer facilities essential for food processing operations. Conveniently positioned, Warden Business Park is merely a 12-minute drive from I-90 and is in close proximity to SR-17, SR-262, and SR-26.

Up to  $\pm 240,000$  SF (Divisible to  $\pm 120,000$ )



12 minutes to I-90



Industrial user-friendly permitting



3 points of access for vehicles



Low-cost electric (Grant County PUD)



Automobile parking available



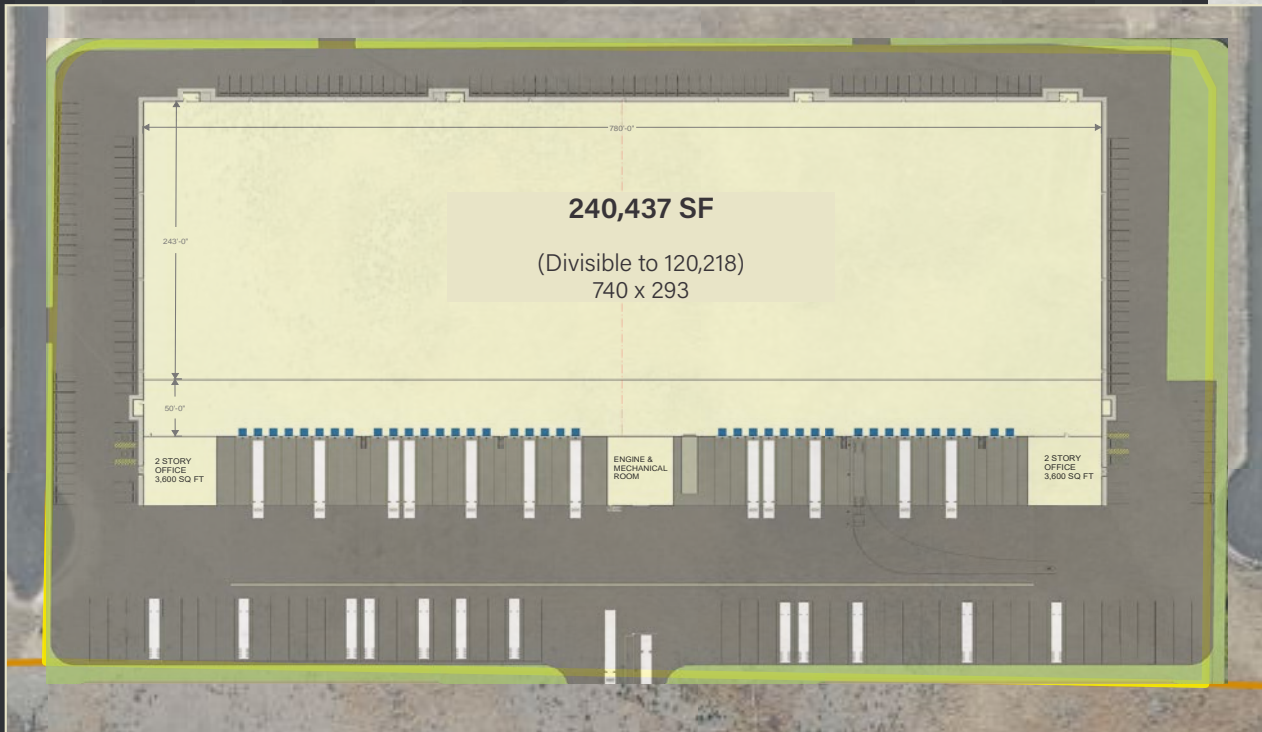
Dedicated tractor-trailer ingress/egress







# COLD STORAGE CONCEPTUAL PLAN

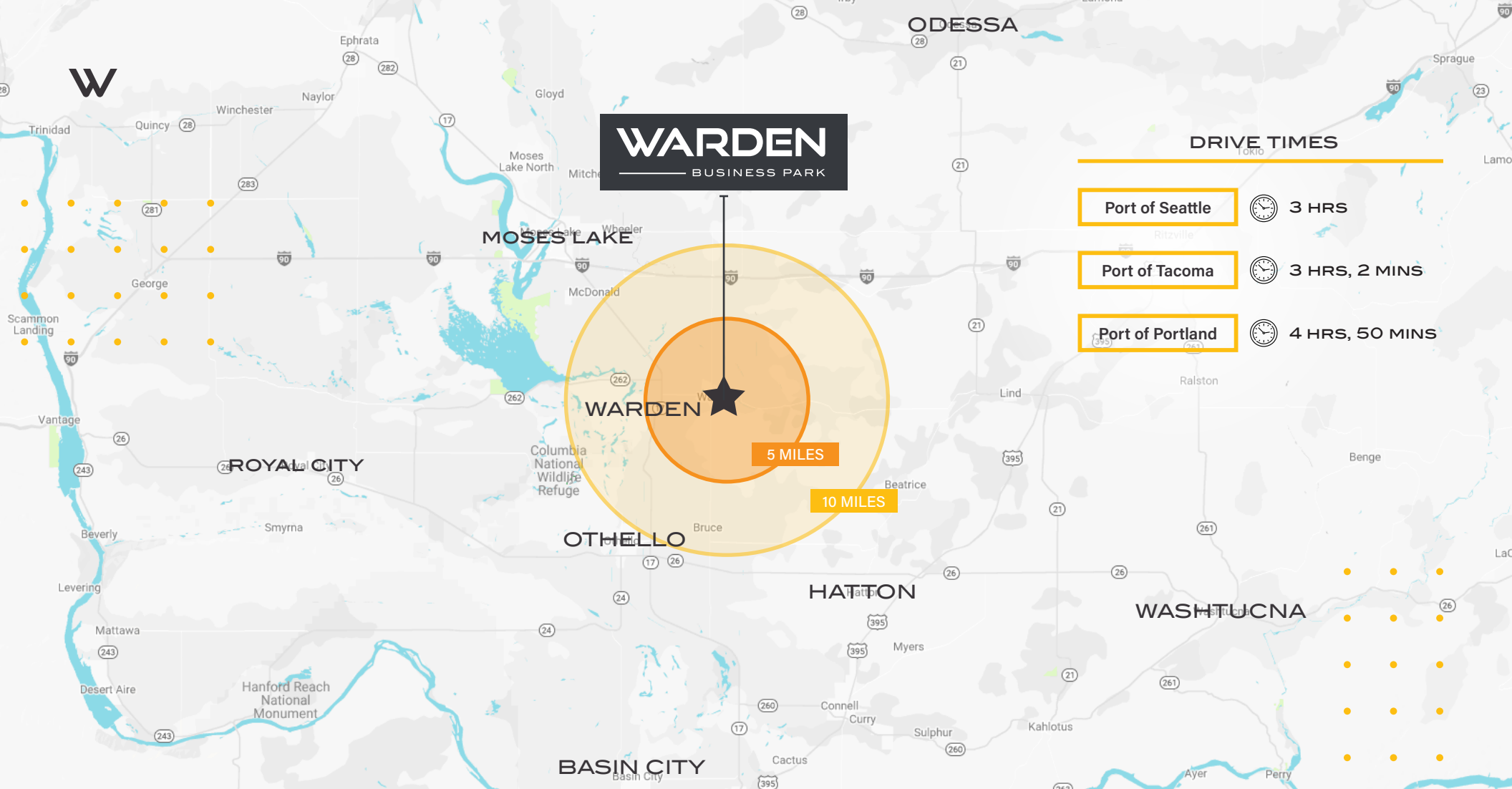


<b>Total Available:</b>	240,437 SF
<b>Divisible:</b>	120,218 SF
<b>Dimensions:</b>	740 X 293
<b>Office Space:</b>	7,600 SF
<b>Trailer Spaces:</b>	55
<b>Convertible Storage:</b>	-20° F / 55° F
<b>Dock Positions:</b>	40 (within continuous dock pit w/ vertical levelers)
<b>Clear Height:</b>	45' warehouse / 30' dock
<b>Truck Maneuverability:</b>	150'
<b>Dock Apron:</b>	60'
<b>Refrigerated Dock:</b>	50'
<b>Lighting:</b>	LED throughout
<b>Fire Protection:</b>	Quell Fire Protection system with linear heat detection

## AMENITIES:

- High-speed overhead doors
- Building Management System (BMS)
- Flexible structural bay spacing to accommodate multiple racking configurations
- Empty pallet storage above all dock doors
- Central Ammonia System
- Insulated underfloor heat system

*Food processing facilities  
constructed to user requirements.*



**RD. U SE & RD. 6.9 SE | WARDEN, WASHINGTON**

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