

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 ±240,000 SF (Divisible to ±120,000)



12 minutes to I-90



Industrial userfriendly permitting



3 points of access for vehicles



Low-cost electric (Grant County PUD)



Automobile parking available



Dedicated tractortrailer ingress/egress



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COLD STORAGE CONCEPTUAL PLAN

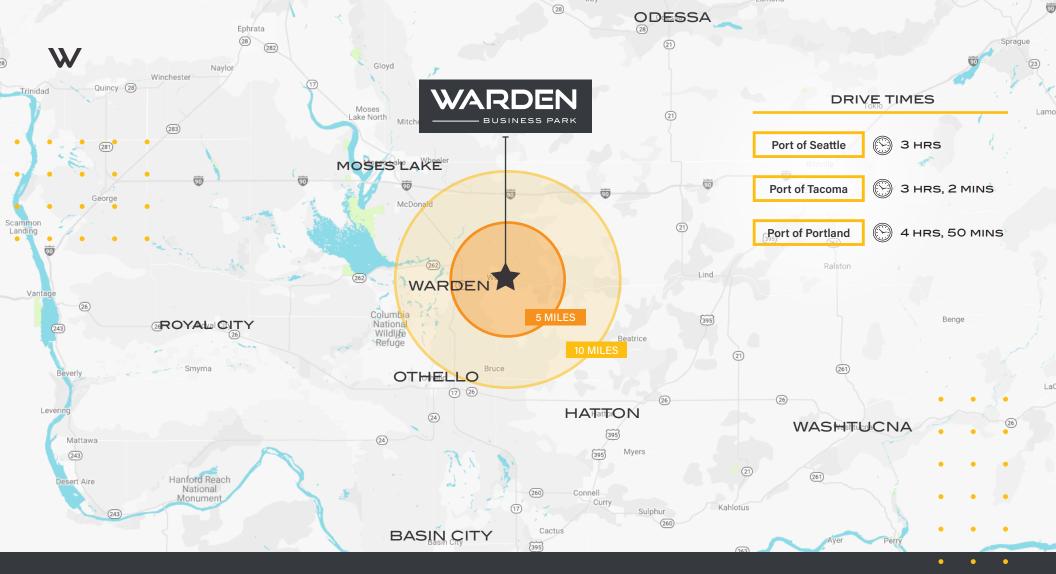


Food processing facilities constructed to user requirements.

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



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

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