



FOR SALE OR LEASE



HEAVY INDUSTRIAL

396 Grain Terminal Road | Burbank, WA 99323

[KIEMLEHAGOOD



LANCE BACON

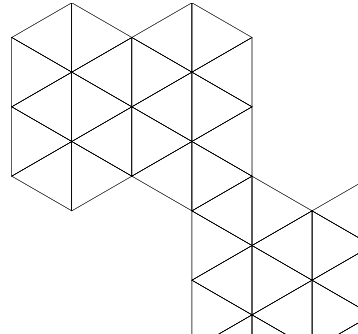
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HEAVY INDUSTRIAL FOR SALE

396 Grain Terminal Road
Burbank, WA 99323

OFFERING PRICE	\$4,200,000
WAREHOUSE LEASE RATE	\$12.00 PSF /YR
OFFICE LEASE RATE	\$15.00 PSF /YR
PARCEL SIZE	±3.5 Acres
BUILDING SIZE	±23,000 SF
PARCEL NO	300802120013
ZONING	Commercial
YEAR BUILT	2025
PARKING STALLS	41 TO 50



Exceptional opportunity to own a brand-new commercial facility featuring a 20,000 SF warehouse seamlessly connected to an existing 3,000 SF office space. Completed in 2025, this modern property is designed to support a wide range of industrial, distribution, or logistics operations. Situated on ±3.5 acres, the site offers excellent functionality with rail and river access, enhancing connectivity and shipping options for regional and national operations. The property is zoned Commercial, has 3 Phase power and natural gas, allowing for versatile business uses. Prime transportation access makes this property ideal for businesses seeking efficiency, growth potential, and long-term investment value.

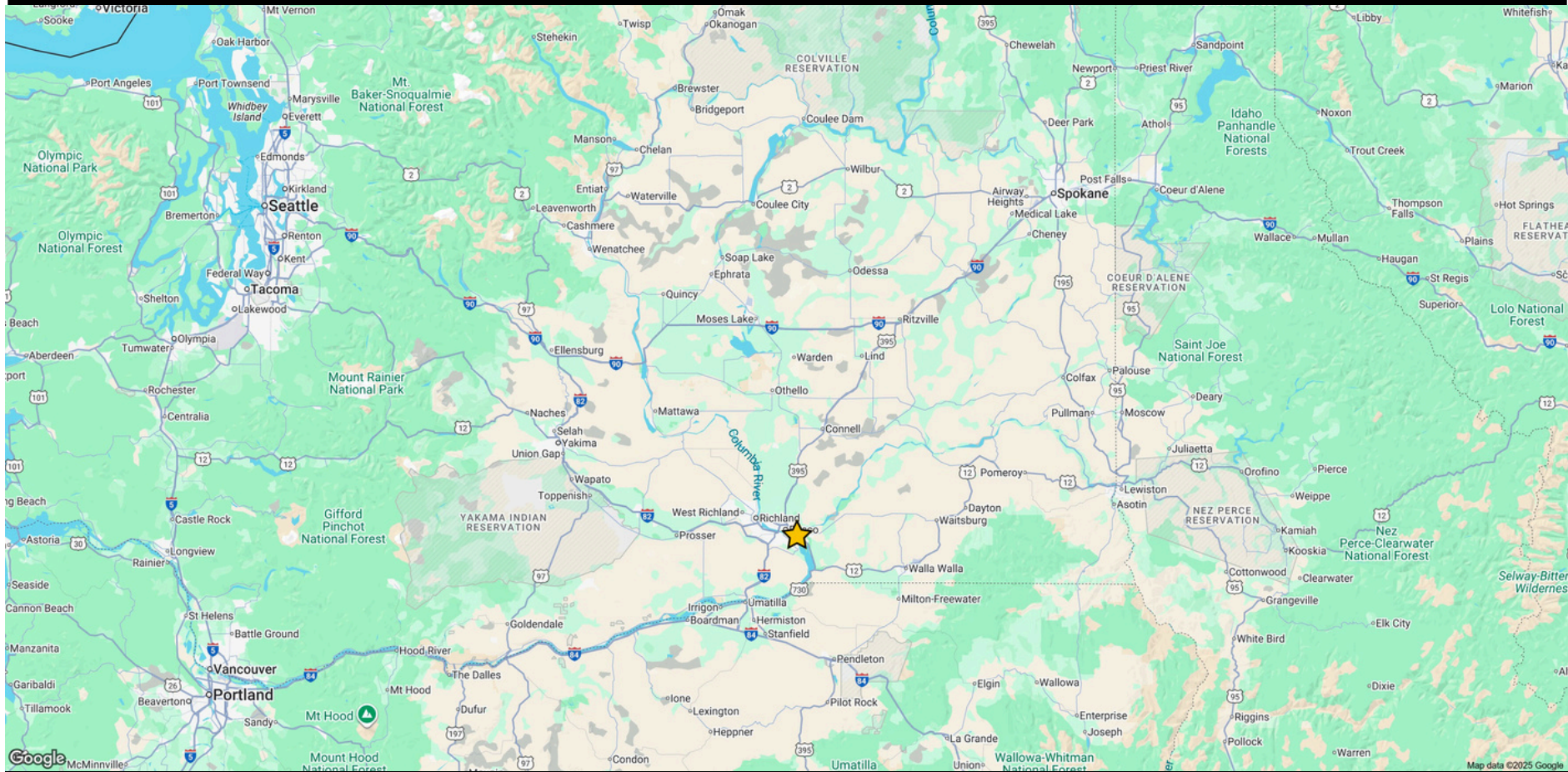




VIEW LOCATION



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