



# Exeter I-5 Gateway - Building 1

Winlock, Washington

Key facts	
Property type	Industrial space
Building size	903,700 SF
Space available	903,700 SF



## Property Features

ESFR	Build to suit office
135' truck court	179 dock-high doors
4 grade Level doors	40' clear height
488 car parking spaces	305 trailer Parking
60 mil reinforced TPO	Power as needed
56' X 50' w/ 60' speed bay	4' x 8' skylights for 1% of roof area
Freeze protection warehouse heating	7" reinforced concrete slab (#4 @ 24" OCEW) @ 4000PSI
LED warehouse lighting to 30 FC at 36" AFF SKYLIGHTS	Perimeter concrete tilt-up walls, chamfered and caulked both sides

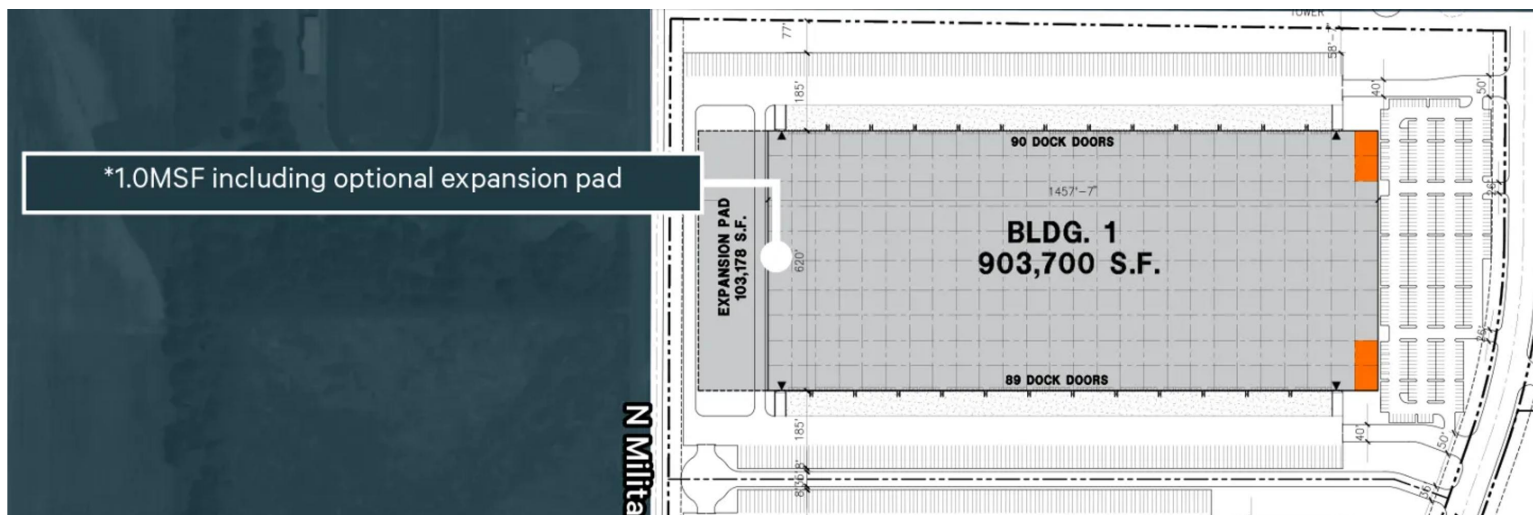
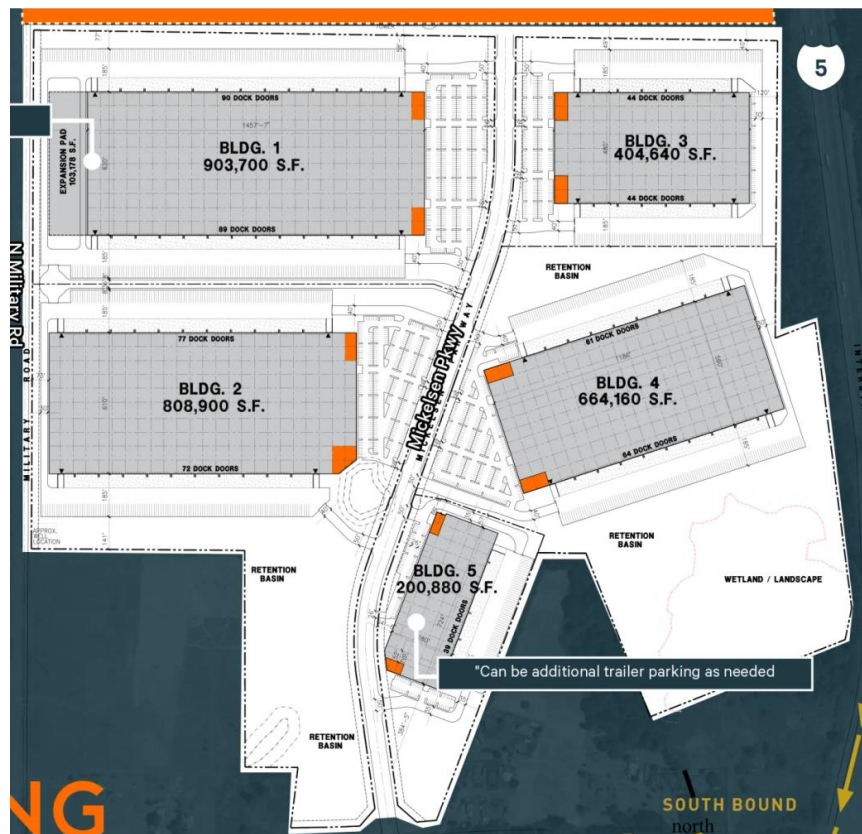
## Additional information

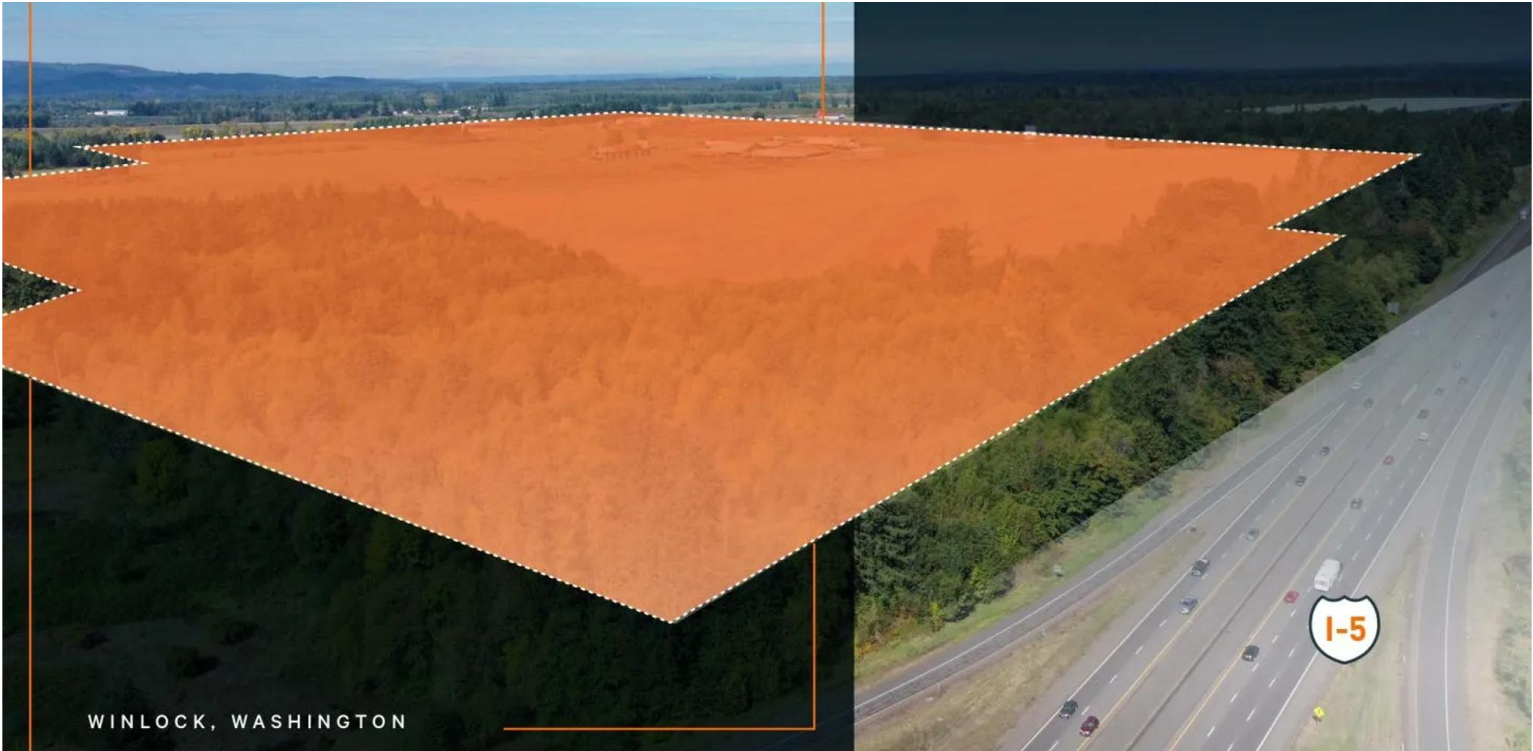
- Site area: 200.33 acres
- Zoning: Light Industrial (LI), Lewis County
- Warehouse: 5 buildings, ±3 MSF

## Photos and floorplans





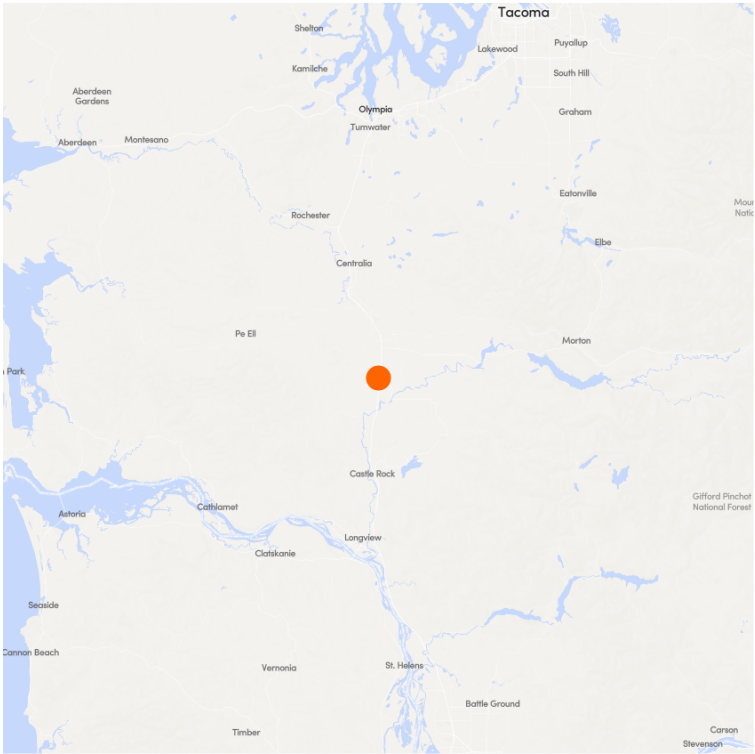




## Location

### 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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