

3,200 SQFT Metal Building

Available for Lease

Dodd Road Industrial Park

487 Railex Road, Wallula WA



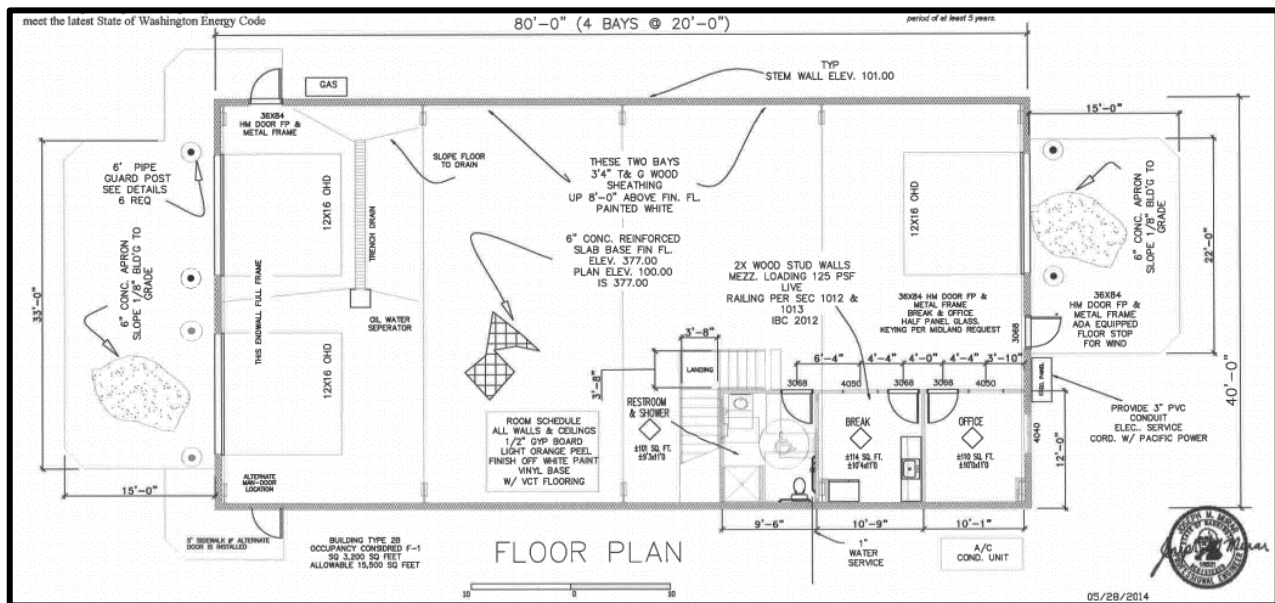
Building Description:

- 3,200 SQFT (80' X 40') metal building with 20' eave height constructed in 2014. Lot size: ¼ acre graveled lot with 6' chain-linked fence with barbed wire and two (2) 36' & 14' wide access gates. One (1) ADA parking stall.
- Zoning: Industrial Agriculture Heavy
- The building has 6" reinforced concrete slab with trench drain and 160 gallons oil & water separator unit.
- Three (3) 12' X 16' Overhead Doors.
- Built-Ins: One (1) Office (10' x 12'), One (1) Breakroom (10' x 12'), One (1) Bathroom with shower (10' x 12').
- 360 SQFT Mezzanine storage area above Office, Breakroom and Bathroom with stair and forklift access.
- Two (2) outside concrete slabs; northside (33' X 15') southside (22' X 15').
- HVAC: Office and Breakroom via ductless mini split. Bathroom via wall unit electric heater.
- Shop Area: Four (4) Infrared Natural Gas Tube Heaters and two (2) ceiling fans - Cascade Natural Gas .
- Potable Water On-site – Port of Walla Walla
- Sewer: On-site 1K gallon septic tank with drain field.
- Electrical: 208V 3-phase with 200-amp electrical panel - Pacific Power

Lease Rate

\$3,600 per month which includes Washington State Leasehold Tax. Lessee will be responsible for and shall pay throughout the term of the Lease Agreement all charges for all utility services, including, but not limited to, electricity (Pacific Power), natural gas (Cascade Natural Gas), water (Port of Walla Walla), telephone, other communications, and garbage/waste disposal services (Basin Disposal). Contained within the leased Premises is an on-site sewage disposal system (septic tank and drain field). Lessee shall be responsible for normal maintenance of the system and pumping the septic tank on an as needed basis (but not replacement of the septic tank or drain field). At the end of the Lease, Lessee shall have the septic tank pumped. If replacement of the septic tank or drain field is required, the Port shall be responsible for such items.

For more information, contact Pat Reay or Paul Gerola at the Port of Walla Walla at 509-525-3100 or by email at pr@portwallawalla.com or pg@portwallawalla.com.



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