



Port of Walla Walla
Dell Avenue Small Shop Building
1310 Dell Avenue, Walla Walla, WA 99362
Buildings B, C, D, E, F & G



Building Information

- 20' x 50' = 1,000 SQFT, Block building with concrete floor
- Overhead door 9' x 7', Personnel doors (one at each end)
- All new windows -Excellent natural light
- Electrical Features
 - ❖ 60-amp electrical panel – Single Phase - (Buildings B, C, D, E & F)
 - ❖ 60-amp electrical panel - 3 Phase - (Building G)
 - ❖ (3) 8 inch 4 tube fluorescent fixtures
 - ❖ (4) Electrical outlets along each wall, (8) total plug-ins
 - ❖ (2) Ceiling electrical outlets
 - ❖ (2) Outside Gooseneck lights on both ends of the building

Lease Term: Month to Month

Surety Deposit: One month's base rent. Refunded upon move out, subject to building inspection.

Utility Information

- Separate electrical service to building via Columbia REA. Tenant required to have service in their name.
- Tenant responsible for arranging for its own garbage/water disposal service.
- Unit does not have heating. Tenant provided plug-in electrical heater if needed during winter months.
- Unit does not have air conditioning. Building temperatures are reasonable during the summer months. Tenant provided plug-in fan and/or air conditioning unit could be used to control temperature.

Additional Information

- Overall complex has perimeter fencing with combination lock access gate.
- Secured mailbox available.
- Unit does not have water service inside of building, no floor drains inside of unit, no outside storage allowed unless in fenced area.

Insurance

General Liability Insurance with a combined single occurrence limit of no less than \$1,000,000. Port named as additional insured. Tenant to secure through its insurance agent.

Lease Rate:

Port of Walla Walla - Dell Avenue Small Shop Space								
1310 Dell Avenue, Walla Walla								
Monthly Lease Rates (Buildings B, C, D, E & F)								
Term			Building SQFT	Base Monthly	Flat Rate Facility Fee	Sub-Total	State Leasehold Tax 12.84%	Total Monthly
01/01/19	to	12/31/19	1,000	\$ 404.00	\$ 25.00	\$ 429.00	\$ 55.08	\$ 484.08
01/01/20	to	12/31/20	1,000	\$ 408.04	\$ 25.00	\$ 433.04	\$ 55.60	\$ 488.64
01/01/21	to	12/31/21	1,000	\$ 412.12	\$ 25.00	\$ 437.12	\$ 56.13	\$ 493.25
01/01/22	to	12/31/22	1,000	\$ 416.24	\$ 25.00	\$ 441.24	\$ 56.66	\$ 497.90
01/01/23	to	12/31/23	1,000	\$ 420.40	\$ 25.00	\$ 445.40	\$ 57.19	\$ 502.59
01/01/24	to	12/31/24	1,000	\$ 424.61	\$ 25.00	\$ 449.61	\$ 57.73	\$ 507.34
Monthly Lease Rates (Building G)								
Term			SQFT	Base Monthly	Flat Rate Facility Fee	Sub-Total	State Leasehold Tax 12.84%	Total Monthly
01/01/19	to	12/31/19	1,000	\$ 430.00	\$ 25.00	\$ 455.00	\$ 58.42	\$ 513.42
01/01/20	to	12/31/20	1,000	\$ 434.30	\$ 25.00	\$ 459.30	\$ 58.97	\$ 518.27
01/01/21	to	12/31/21	1,000	\$ 438.64	\$ 25.00	\$ 463.64	\$ 59.53	\$ 523.17
01/01/22	to	12/31/22	1,000	\$ 443.03	\$ 25.00	\$ 468.03	\$ 60.09	\$ 528.12
01/01/23	to	12/31/23	1,000	\$ 447.46	\$ 25.00	\$ 472.46	\$ 60.66	\$ 533.12
01/01/24	to	12/31/24	1,000	\$ 451.93	\$ 25.00	\$ 476.93	\$ 61.24	\$ 538.17
Optional Rent								
25'x25' fenced storage yard, 10' swing gate, compacted gravel surface - \$30.00 per month + tax								
50'x50' fenced storage yard, 10' swing gate, compacted gravel surface - \$60.00 per month + tax								

(1) Flat Rate Facility Fee includes: Shared bathroom facility (access code protected), water, sewer, storm water, and outside maintenance

Sample Photos:



Contact Information

Port of Walla Walla: 509-525-3100

Pat Reay

pr@portwallawalla.com

Paul Gerola

or pg@portwallawalla.com