



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	WA State Leasehold Tax 12.84%	Total Monthly
01/01/24	to	12/31/24	1,000	\$ 424.61	\$ 25.00	\$ 449.61	\$ 57.73	\$ 507.34
01/01/25	to	12/31/25	1,000	\$ 433.10	\$ 25.00	\$ 458.10	\$ 58.82	\$ 516.92
01/01/26	to	12/31/26	1,000	\$ 441.76	\$ 25.00	\$ 466.76	\$ 59.93	\$ 526.70
01/01/27	to	12/31/27	1,000	\$ 450.60	\$ 25.00	\$ 475.60	\$ 61.07	\$ 536.67
01/01/28	to	12/31/28	1,000	\$ 459.61	\$ 30.00	\$ 489.61	\$ 62.87	\$ 552.48
01/01/29	to	12/31/29	1,000	\$ 468.80	\$ 30.60	\$ 499.40	\$ 64.12	\$ 563.53
01/01/30	to	12/31/30	1,000	\$ 478.18	\$ 31.21	\$ 509.39	\$ 65.41	\$ 574.80

Monthly Lease Rates (Building G)

Term			Building SQFT	Base Monthly	Flat Rate Facility Fee	Sub-Total	WA State Leasehold Tax 12.84%	Total Monthly
01/01/24	to	12/31/24	1,000	\$ 456.41	\$ 25.00	\$ 481.41	\$ 61.81	\$ 543.22
01/01/25	to	12/31/25	1,000	\$ 465.54	\$ 25.00	\$ 490.54	\$ 62.99	\$ 553.52
01/01/26	to	12/31/26	1,000	\$ 474.85	\$ 25.00	\$ 499.85	\$ 64.18	\$ 564.03
01/01/27	to	12/31/27	1,000	\$ 484.35	\$ 25.00	\$ 509.35	\$ 65.40	\$ 574.75
01/01/28	to	12/31/28	1,000	\$ 494.03	\$ 30.00	\$ 524.03	\$ 67.29	\$ 591.32
01/01/29	to	12/31/29	1,000	\$ 503.91	\$ 30.60	\$ 534.51	\$ 68.63	\$ 603.15
01/01/30	to	12/31/30	1,000	\$ 513.99	\$ 31.21	\$ 545.20	\$ 70.00	\$ 615.21

Optional Rent

25'x25' fenced storage yard, 10' swing gate, compacted gravel surface - \$40.00 per month + tax

50'x50' fenced storage yard, 10' swing gate, compacted gravel surface - \$70.00 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