

**± 7,500 SQFT Available**

**Manufacturing Building Available for Lease  
Isaacs Manufacturing Facility**

**3301 East Isaacs Avenue, Walla Walla, WA 99362**



**Facility Description:**

- Main Building: 104,400 SQFT Metal Building
  - Bay 1 – 25,600 SQFT - 80’ clear span, 24’ between columns, 22’ eave height - **Leased**
  - Bay 2 – 25,600 SQFT - 80’ clear span, 24’ between columns, 22’ eave height - **Leased**
  - Bay 3 – 20,250 SQFT - 120’ clear span, 24’ between columns, 22’ eave height - **Leased**
  - CS #1 – 24,000 SQFT - 120’ clear span, 24’ between columns, 22’ eave height - **Leased**
  - Small Building (SB) - 8,400 SQFT Metal Building (84’ x 100’) - **Leased**
  - CS #2 - 7,500 SQFT Metal Building (50’x150’) 77’ clear span, 24’ between columns - Available**
  - Office 1: 2,722 SQFT Office space, wood-framed (detached) - **Leased**
  - Office 2: 2,000 SQFT Office space, wood-framed (detached) – **Leased**
  - Truck Docks: Nine (9) overhead doors; three (3) at grade, six (6) dock high loading in Bay 1)
- Lot size: 9 acres with room for additional expansion
- Zoning: Industrial – County of Walla Walla
- HVAC: Forced gas heaters in Bays 1, 2 & 3, HVAC in office complex
- Fire: Overhead wet and dry sprinkler system throughout the buildings except for CS#2.
- Rail: Rail Spur On-Site: BNSF – Operated by Blue Mountain Rail Road.
- Utilities:
  - \* Water: On-site - 8" diameter, City of Walla Walla
  - \* Sewer: On-site-Septic system. City sewer service can easily be connected.
  - \* Electrical: 2,500 AMP - 480/240-volt 3 phase, 220/110 single phase.
  - \* Natural Gas: On-site - 2" diameter
- Transportation: Highway: Facility is adjacent to State Highway 12. The major population centers of Seattle & Spokane, Washington; Portland, Oregon; and Boise, Idaho are all overnight by truck from Walla Walla. Air: Minutes from the Walla Walla Regional Airport. Daily direct commercial flights to Seattle International Airport through Alaska Air and air package services are provided by Ameriflight.



**For more information contact:**

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