

Melrose Business Park Walla Walla, Washington

The Melrose Business Park is 30 acres of light industrial/commercial zoned property owned by the Port of Walla Walla. The Park is adjacent to U.S. Highway 12 & Walla Walla Regional Airport. The Park has excellent truck access and is ideal for light manufacturing or warehouse distribution. The Park is site-ready, zoned correctly for industrial development and/or warehouse distribution, and the Port has completed Phase 1 & 2 environmental mitigation on the site.



<u>Acreage:</u>	± 30 Acres	
<u>Zoning:</u>	Light Industrial/Commercial	
<u>Utilities:</u>	Electrical:	Pacific Power or Columbia REA – On-site
	Water:	City of Walla Walla – (2) 24” waterlines on Melrose
	Sewer:	City of Walla Walla – 8” sewer line – 800” west
	Gas:	Cascade Natural Gas – 6” service
	Communications:	Century Link Communications – On-site
<u>Transportation:</u>	Highway:	U.S. Highway 12 - Borders Property
	Rail:	BNSF Railroad – Rail Spur - On site
	Airport:	Walla Walla Regional Airport – 1/8 mile

Google Maps: https://www.google.com/maps/d/edit?mid=19lnAaTR8aoj7vP8dhv5ns-V7qiVq_WrR&ll=46.08098052157847%2C-118.28930763048558&z=17

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