

# NINETY82

LOGISTICS PARK



**BTS OPPORTUNITY UP TO 412,000 SF**

**1501 West Dolarway Road, Ellensburg, WA**



**Industrial Light  
Zoning (Proposed)**



**ESFR  
Sprinkler**



**Centrally  
Located**



**Excellent  
I-90/I-82 Access**

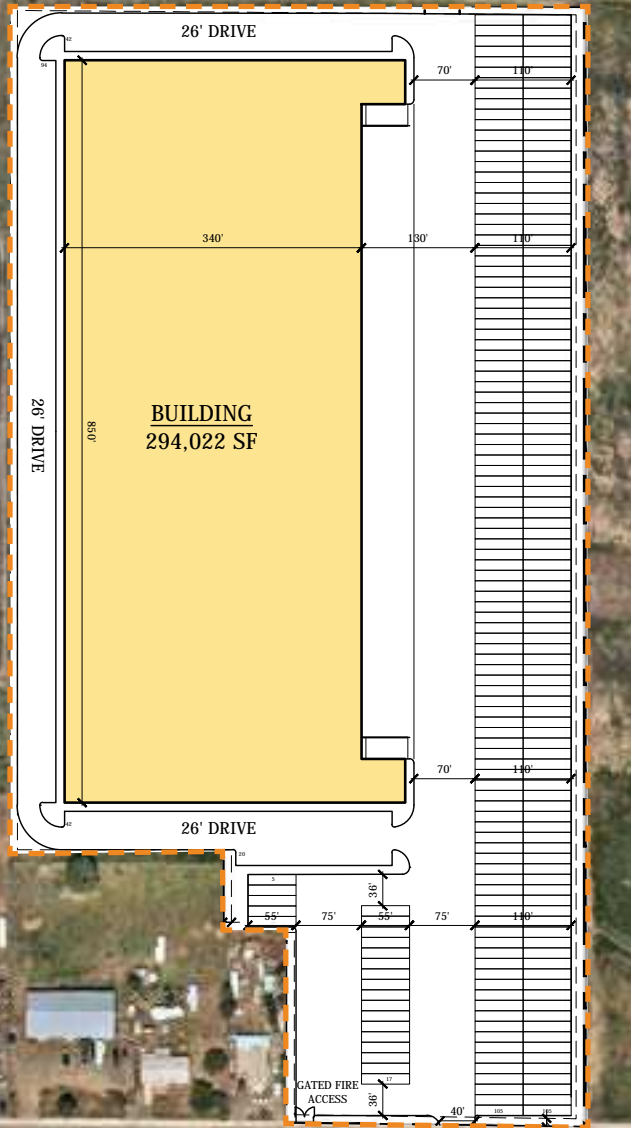
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**OPTION 1: SINGLE BUILDING**



WEST DOLARWAY ROAD

**NINETY82**  
LOGISTICS PARK

**294,022**  
Square Feet

**BTS**  
Office

**Dock-High**  
Loading Doors

**Grade-Level**  
Loading Doors

**32'-40'**  
Clear Height

**130'+**  
Truck Court

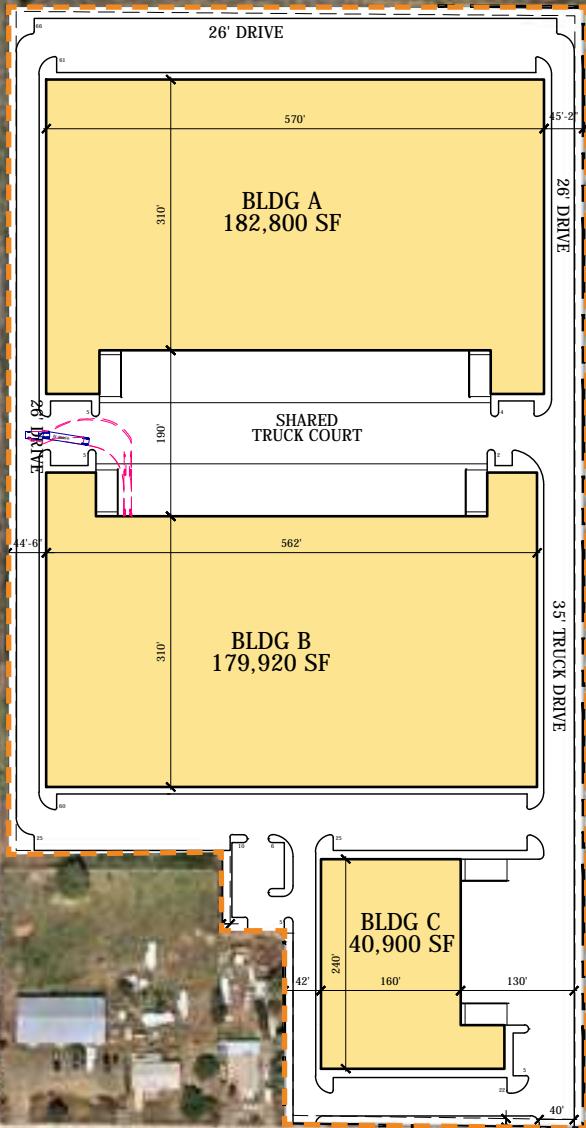
**198**  
Auto Stalls

**232**  
Trailer Stalls

**39%**  
Site Coverage



**OPTION 2: MULTI-BUILDING**



WEST DOLARWAY ROAD

**Building A**

**182,800**  
Square Feet

**BTS**  
Office

**Dock-High**  
Loading Doors

**Grade-Level**  
Loading Doors

**24'**  
Clear Height

**190'+**  
Truck Court (Shared)

**136**  
Auto Stalls

**Building B**

**179,920**  
Square Feet

**BTS**  
Office

**Dock-High**  
Loading Doors

**Grade-Level**  
Loading Doors

**32'-40'**  
Clear Height

**190'+**  
Truck Court (Shared)

**117**  
Auto Stalls

**Building C**

**49,900**  
Square Feet

**BTS**  
Office

**Dock-High**  
Loading Doors

**Grade-Level**  
Loading Doors

**32'-40'**  
Clear Height

**130'+**  
Truck Court (Shared)

**48**  
Auto Stalls

# DEMOGRAPHICS



20,050  
People (2023)



\$62,2668  
Avg. Annual  
Income



3.49% Growth  
Rate Since 2020

**NINETY82**  
LOGISTICS PARK

**Jeep**

CASCADE TRUCK  
& RV WASH



WEST UNIVERSITY WAY

WEST DOLARWAY ROAD

**NINETY82**  
LOGISTICS PARK



**Calaway**  
For The Growing World



Small City Farms

**Fred Meyer**

**WinCo  
FOODS**  
FUTURE DISTRIBUTION  
CENTER



# NINETY82

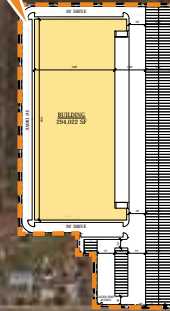
## LOGISTICS PARK

TO SEATTLE

WEST UNIVERSITY WAY

YAKIMA RIVER

NINETY82  
LOGISTICS PARK

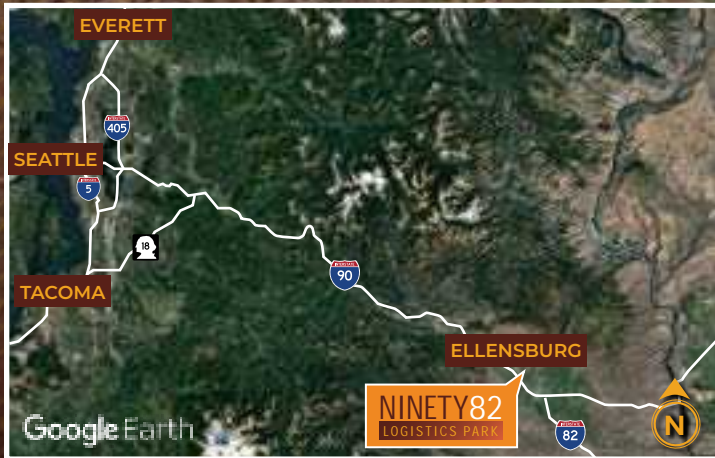


WEST DOLARWAY ROAD



TO SPOKANE

©2023 Nearmap



Downtown Ellensburg	1 Mile	3 Minutes
I-90	1.6 Miles	4 Minutes
Yakima	39.5 Miles	41 Minutes
Wenatchee	70 Miles	1 Hour 20 Minutes
Seattle	106 Miles	1 Hour 45 Minutes
Tacoma	119 Miles	1 Hour 55 Minutes
Spokane	176 Miles	2 Hours 39 Minutes

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