



# FOR SALE OR LEASE



## HEAVY INDUSTRIAL

396 Grain Terminal Road | Burbank, WA 99323

**[KIEMLEHAGOOD**



**LANCE BACON**

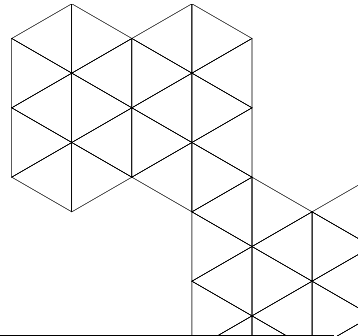
D | 509.430.6547

[lance.bacon@kiemlehaood.com](mailto:lance.bacon@kiemlehaood.com)

# HEAVY INDUSTRIAL FOR SALE

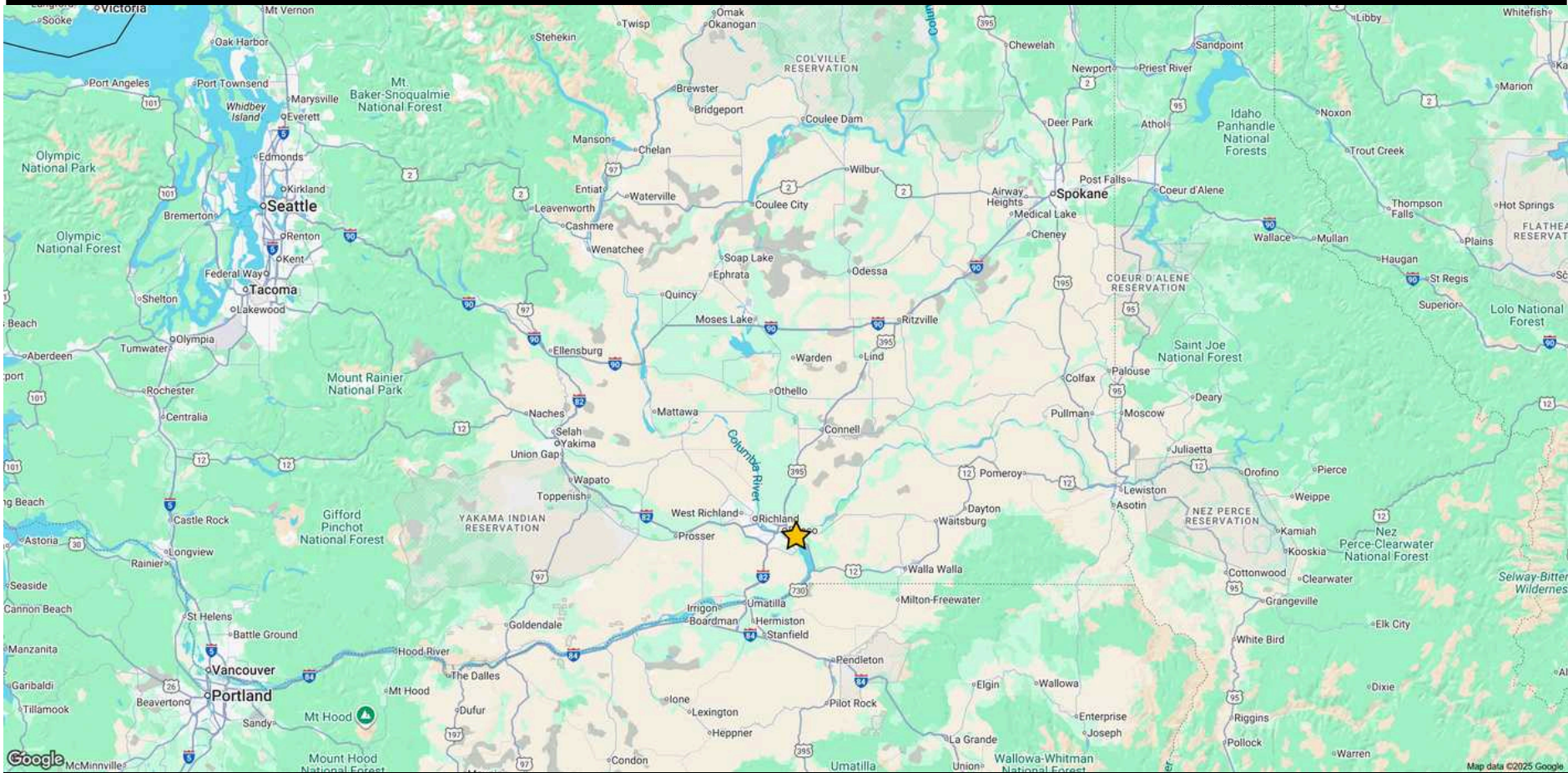
396 Grain Terminal Road  
Burbank, WA 99323

- OFFERING PRICE** | \$4,200,000
- WAREHOUSE LEASE RATE** | \$12.00 PSF /YR + NNN
- OFFICE LEASE RATE** | \$15.00 PSF /YR + NNN
- PARCEL SIZE** | ±3.5 Acres
- BUILDING SIZE** | ±23,000 SF
- PARCEL NO** | 300802120013
- ZONING** | Commercial
- YEAR BUILT** | 2025
- PARKING STALLS** | 41 TO 50



Exceptional opportunity to own a brand-new commercial facility featuring a 20,000 SF warehouse seamlessly connected to an existing 3,000 SF office space. Completed in 2025, this modern property is designed to support a wide range of industrial, distribution, or logistics operations. Situated on ±3.5 acres, the site offers excellent functionality with rail and river access, enhancing connectivity and shipping options for regional and national operations. The property is zoned Commercial, has 3 Phase power and natural gas, allowing for versatile business uses. Prime transportation access makes this property ideal for businesses seeking efficiency, growth potential, and long-term investment value.





**LANCE BACON**

**D | 509.430.6547**

**lance.bacon@kiemlehagood.com**

**KIEMLEHAGOOD**

No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves.

Kiemle Hagood respects the intellectual property of others:

If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of owner of an exclusive right that is allegedly infringed; provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found valid.