



FOR SALE OR LEASE



HEAVY INDUSTRIAL

396 Grain Terminal Road | Burbank, WA 99323

[KIEMLEHAGOOD



LANCE BACON

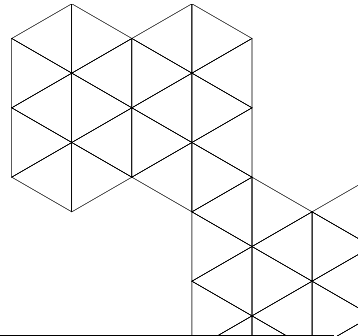
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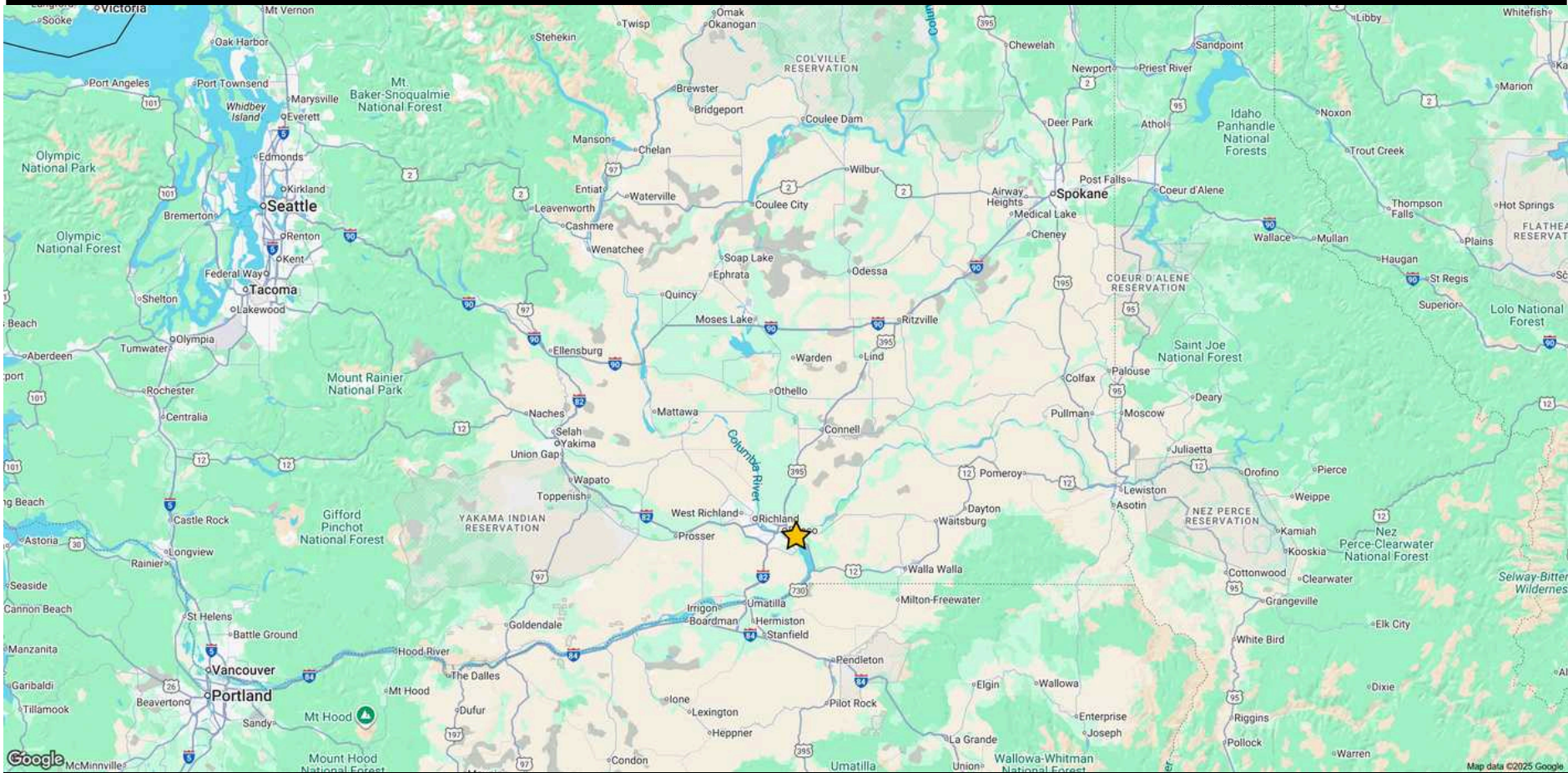
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- OFFERING PRICE** | \$4,200,000
- WAREHOUSE LEASE RATE** | \$12.00 PSF /YR + NNN
- OFFICE LEASE RATE** | \$15.00 PSF /YR + NNN
- PARCEL SIZE** | ±3.5 Acres
- BUILDING SIZE** | ±23,000 SF
- PARCEL NO** | 300802120013
- ZONING** | Commercial
- YEAR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





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