

# MOSES LAKE

COMMERCE CENTER



Single & Multi-Tenant  
Food Processing, Production, Industrial Buildings  
For Lease or Sale

## CONTACT

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 CUSHMAN &  
WAKEFIELD

 kw YAKIMA  
VALLEY  
KELLERWILLIAMS.

# // PROPERTY FEATURES



## GRANT COUNTY PUD

ALL BUILDINGS SERVICED BY GRANT COUNTY PUD, PROVIDER OF THE LOWEST ELECTRICAL RATES IN THE COUNTRY (AMPLE CAPACITY)



## HEAVY INDUSTRIAL SERVICES

ALL BUILDINGS SERVICED WITH HEAVY INDUSTRIAL WATER, SEWER, GAS, AND FIOS



## HEAVY INDUSTRIAL ZONING

MANUFACTURING, ASSEMBLY, FOOD PROCESSING, DISTRIBUTION, ETC.



## OCCUPANCY

ALL BUILDINGS DELIVERED FOR OCCUPANCY 10-12 MONTHS AFTER LEASE EXECUTION



## CONSTRUCTION

IMP OR TILT CONSTRUCTION (DEPENDING ON USER PREFERENCE AND PLANNED USE)



## DESIGNATED U.S. OPPORTUNITY ZONE



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INDUSTRIAL PARK  
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# // MASTER PLAN CONCEPT



## // BUILDING SPECS

CAN BE MODIFIED TO SUIT

### BLDG #1-4

- 65,000 SF buildings 24'-30' clear height
- Single or multi-tenant configuration, BTS office
- Dock high and grade level loading
- Structural steel with IMP cladding or concrete tilt
- Ideal for low-temp, mid-temp, and ambient warehousing/distribution uses
- Two-story and one-story offices
- Buildings 1 & 3, 2 & 4, can be combined to create (2) 131,000 SF buildings. Buildings can also be eliminated to support users requiring outside storage

### BLDG #5-8

- 31,500 SF buildings 18'-24' clear height
- Single or multi-tenant configuration, BTS Office
- Dock high and grade level loading
- Concrete tilt wall construction to minimize clearance requirements between buildings
- Ideal for a variety of ambient warehousing, distribution, and/or light manufacturing uses
- Buildings 5 & 6, 7 & 8, can be combined to create (2) 63,000 SF buildings. buildings can also be eliminated to support users requiring outside storage.

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# // LOCATION OVERVIEW

GRANT CO. INT'L AIRPORT  
OPPORTUNITY ZONE #108

## EMPLOYERS

1. GENERAL DYNAMICS
2. SGL (BMW) CARBON FIBERS
3. BOEING
4. GENIE INDUSTRIES
5. MITSUBISHI AEROSPACE
6. FUJI CHEMICAL

## DRIVE TIMES & DISTANCES

### PORTS OF TACOMA & SEATTLE

3 HOURS / 190 MILES

### SPOKANE

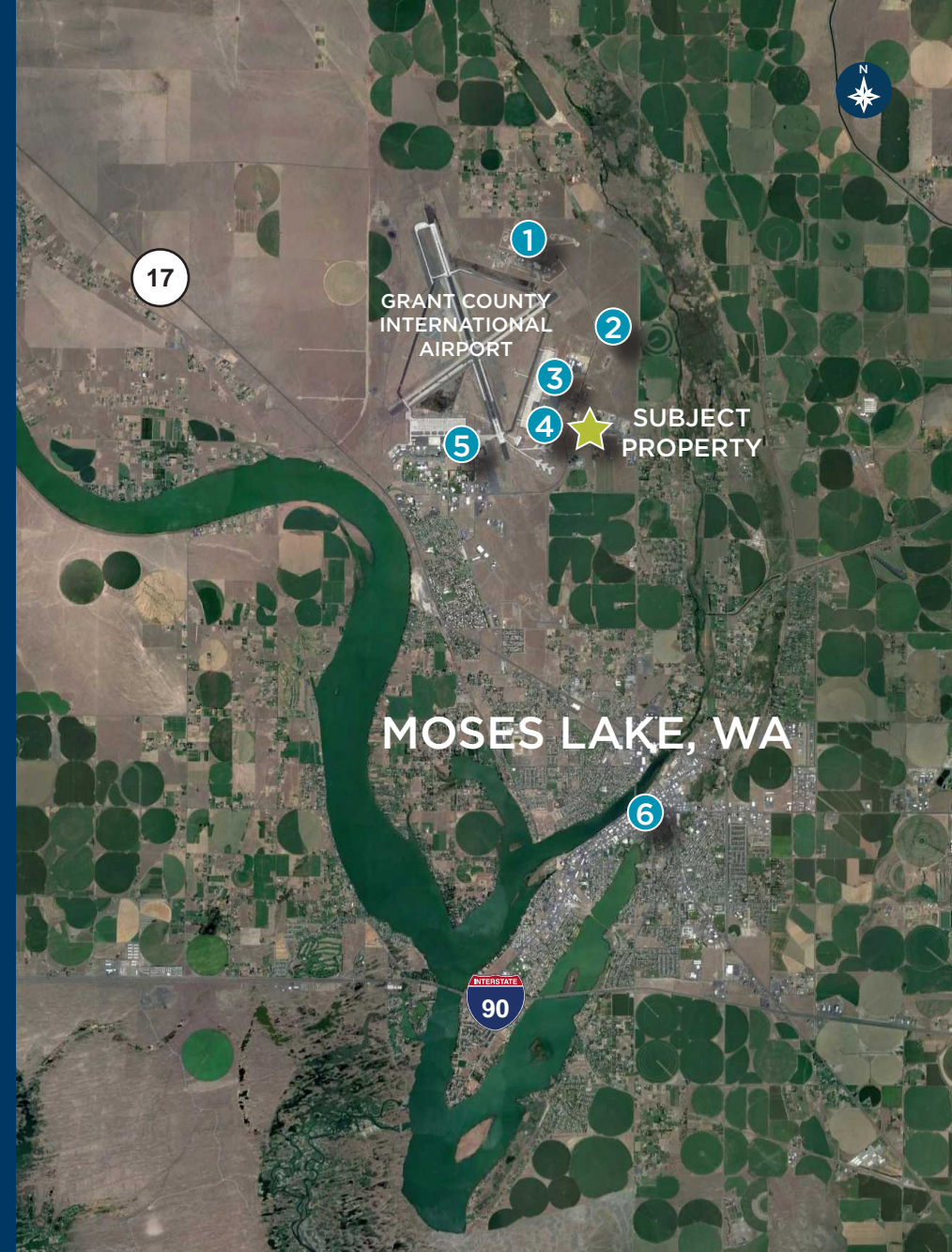
1 HOUR, 40 MINUTES / 104 MILES

### PORTLAND

4 HOURS, 40 MINUTES / 288 MILES

### BOISE

5 HOURS, 30 MINUTES / 360 MILES



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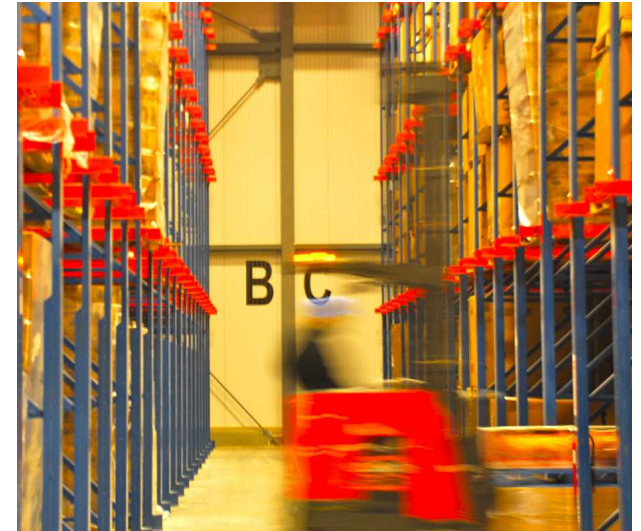
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# // GALLERY



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