

# AVAILABLE | Ephrata Industrial Land



FOR SALE OR LEASE  
Available: 162.3 Acres

Located Along State Route 282  
Ephrata, WA 98823

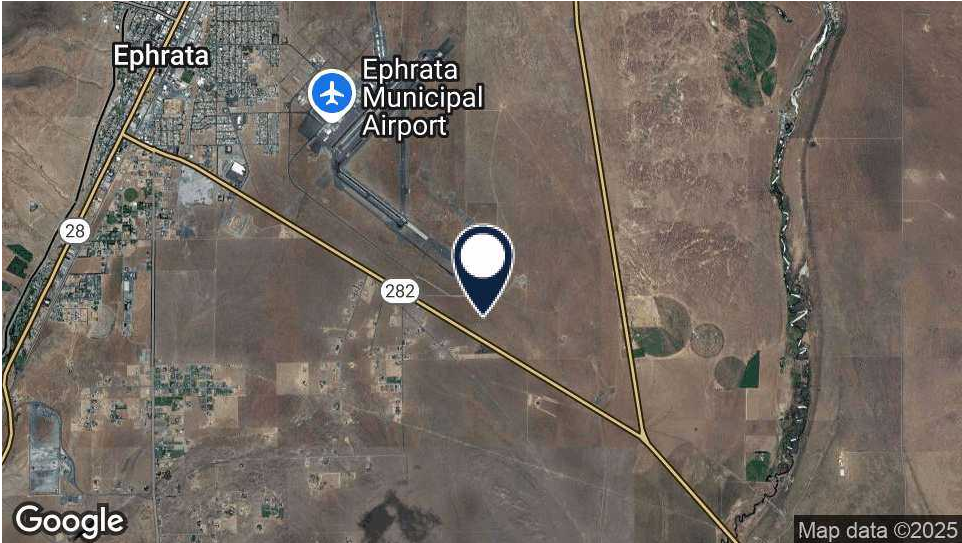
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# Executive Summary



## OFFERING SUMMARY

Sale Price:	\$6,995,000 \$43,099/Acre or \$.98/SF
Lease Rate:	Call Brokers For Rates
Square Footage:	7,069,788 SF
Lot Size:	162.3 acres
Parcel Number:	130425009
Zoning:	LI (Light Industrial)

## PROPERTY OVERVIEW

This 162.3-acre parcel situated along State Route 282 near the Ephrata Airport presents a prime opportunity for light industrial development in a rapidly expanding corridor. Envisioned as a hub for businesses that require significant square footage, excellent highway access, and proximity to air transport, the property could support warehouses, logistics and distribution centers, advanced manufacturing facilities, and research-and-development campuses. The visibility from SR 282 also enhances suitability for corporate offices or customer-facing operations such as manufacturing showrooms or light assembly plants. With its flat terrain and potential for robust utility infrastructure, the site can also accommodate users like solar farms and dedicated air cargo staging zones.

Surrounding the parcel, the industrial momentum is clear—just a short drive away, the Ephrata Airport boasts hangars and aerospace support services, while adjacent large-scale developments house cold storage facilities, food processing operations, self storage units, bulk freight logistics centers, and service repair centers.

# Highlights



## PROPERTY HIGHLIGHTS

- Zoned LI (Light Industrial) City of Ephrata would allow for heavy industrial uses as well
- Prime location on State Route 282 with easy access to I-90 & SR17
- Quickly expanding Ephrata market
- Proximity to major transportation routes
- Utilities available (to be confirmed by Buyer)
- Grant County PUD - low cost hydropower
- Attractive investment or owner-user opportunity
- Site has the potential to be divisible and build-to-suit options are available

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	1,381	3,953	7,618
Total Population	3,862	10,704	20,702

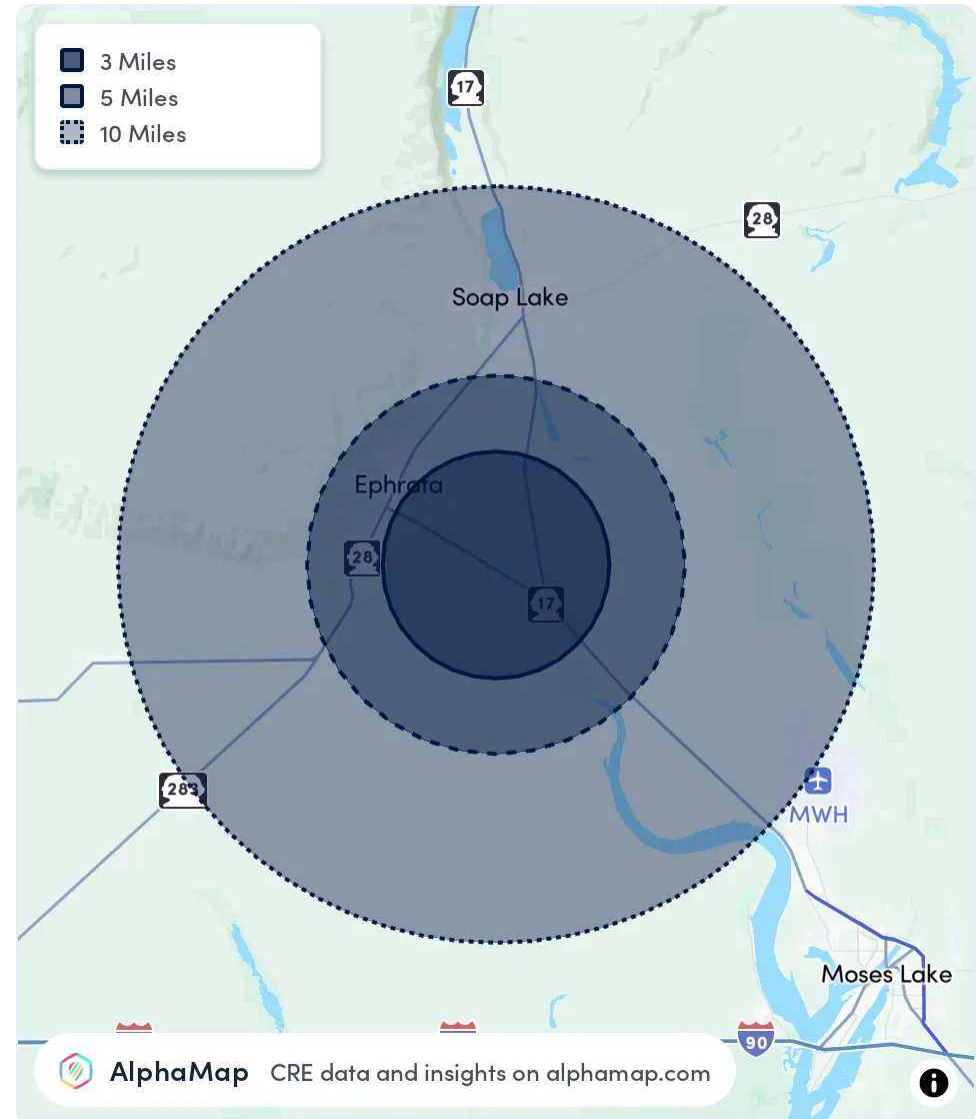
# Area Analytics

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	3,862	10,704	20,702
Average Age	38	38	39
Average Age (Male)	37	37	38
Average Age (Female)	39	39	40

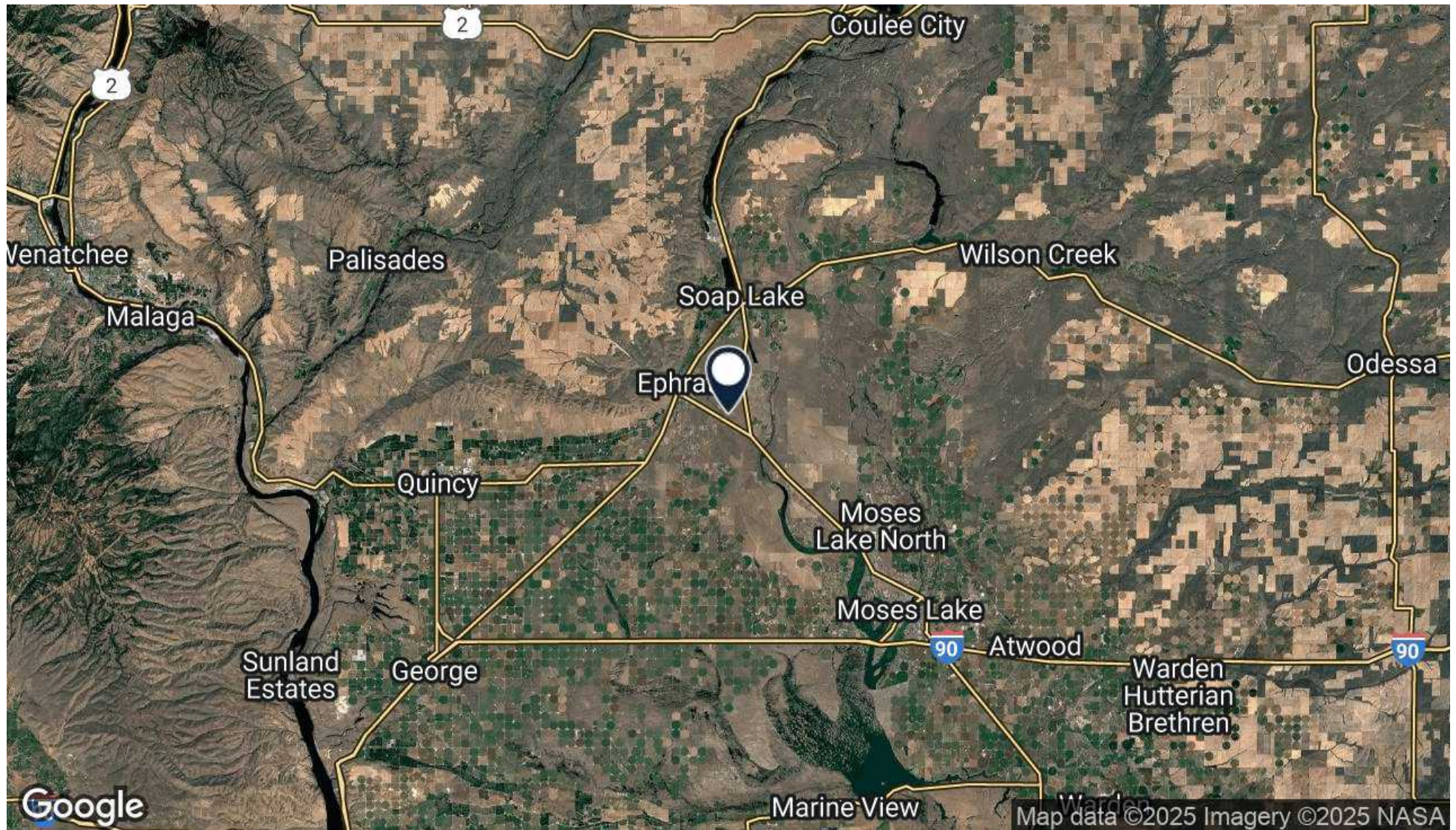
HOUSEHOLD & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,381	3,953	7,618
Persons per HH	2.8	2.7	2.7
Average HH Income	\$92,524	\$90,556	\$97,305
Average House Value	\$296,164	\$303,014	\$352,095
Per Capita Income	\$33,044	\$33,539	\$36,038

Map and demographics data derived from AlphaMap





## Aerial Map





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## Meet The Team

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