



Northshore Realty



PROPERTY OVERVIEW

135 WAPATO WAY (Lot B)

MANSON, WA 98831

BUILDING DETAIL SUMMARY

This is a single building purchase opportunity for the larger industrial building (Lot B), however, the Seller would consider selling the back building (Lot A) which is smaller, if the buyer is interested. Currently, the Seller is working with Chelan County to complete a Boundary Line Adjustment (BLA), which will realign the property boundary between Lots A and B so that the dividing line is centered between the two structures.

The buildings share an ammonia-based cooling system, located on Lot A, designed to maintain cold temperatures suitable for long-term fruit storage. Together, the buildings occupy a 2.12-acre site and offer a combined net rentable area of 47,996 square feet. All loading areas are at grade, ensuring efficient access for distribution and storage operations.

Lot B (135 Wapato Way)

- 33,660 square feet of building
- 29,808 net rentable square feet
- 1.56 acres (67,954 SF)
- 30' clear height at the perimeter (sloped roof) and 32' at the ridge
- Two 9' X 14' sliding doors to access each common corridor leading to the storage rooms
- Ten large storage rooms with ten foot doors – approximate square footage below
 - Four (4) at 3,726 SF
 - Four (4) at 2,571 SF
 - Two (2) at 2,203 SF
- Built in 1984
- Shared parking
- Large mezzanine area which can be used for additional storage
- 400AMP / 480 V Power



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