



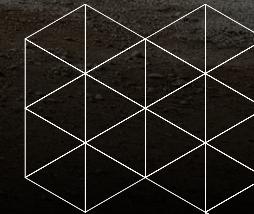
FOR SALE OR LEASE



HEAVY INDUSTRIAL

396 Grain Terminal Road | Burbank, WA 99323

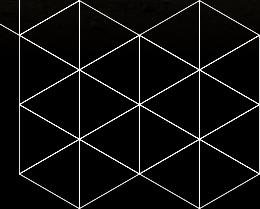
[KIEMLE] HAGOOD



LANCE BACON

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HEAVY INDUSTRIAL FOR SALE

OFFERING PRICE | \$4,200,000

WAREHOUSE LEASE RATE | \$12.00 PSF /YR

OFFICE LEASE RATE | \$15.00 PSF /YR

PARCEL SIZE | ±3.5 Acres

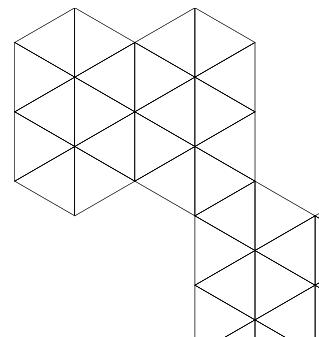
BUILDING SIZE | ±23,000 SF

PARCEL NO | 300802120013

ZONING | Commercial

YEAR BUILT | 2025

PARKING STALLS | 41 TO 50



396 Grain Terminal Road
Burbank, WA 99323



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.



PROPERTY PHOTOS

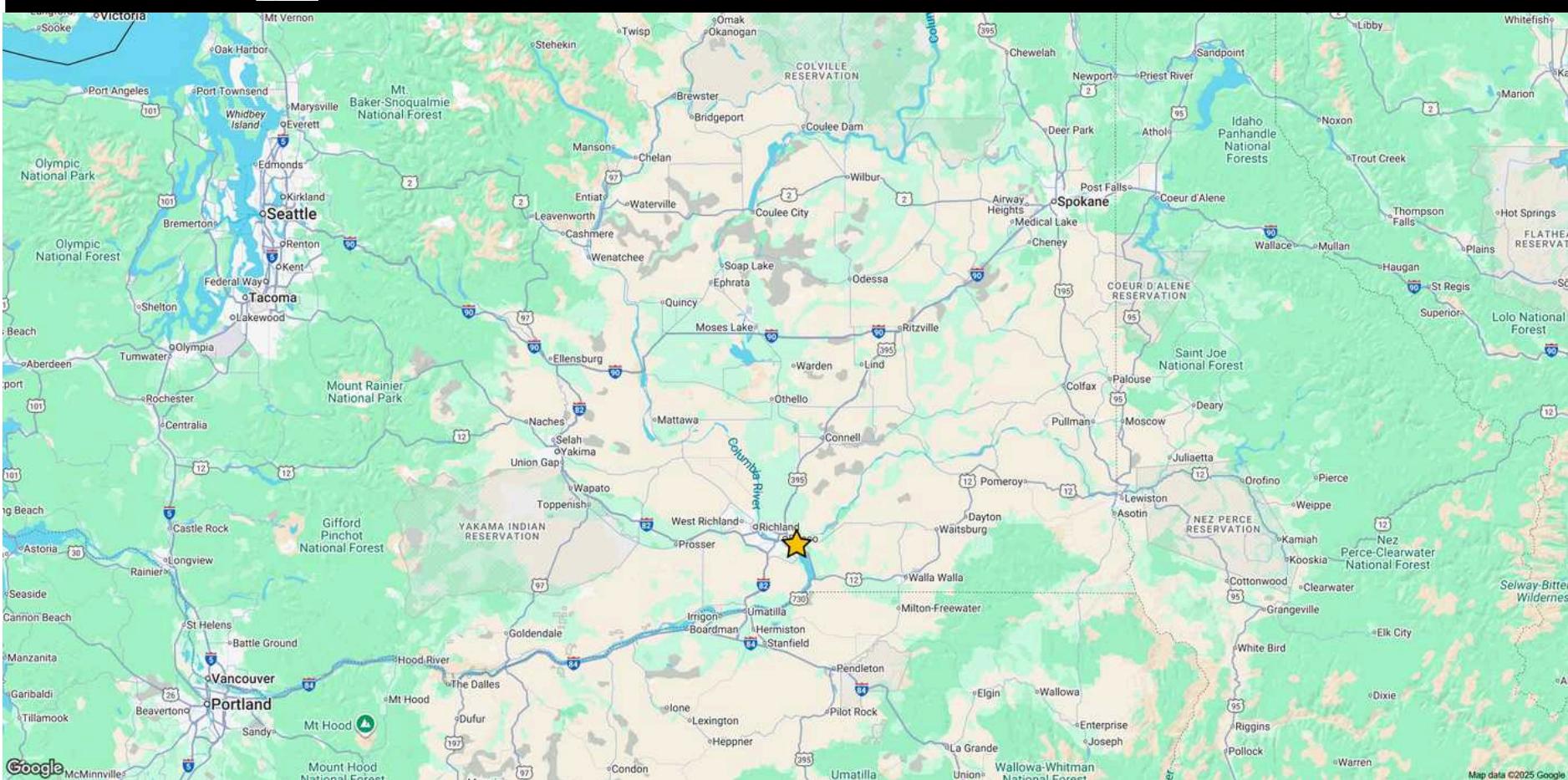
HEAVY INDUSTRIAL **FOR SALE**



VIEW LOCATION



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