



# FOR SALE OR LEASE



## HEAVY INDUSTRIAL

396 Grain Terminal Road | Burbank, WA 99323

**[KIEMLEHAGOOD**



**LANCE BACON**

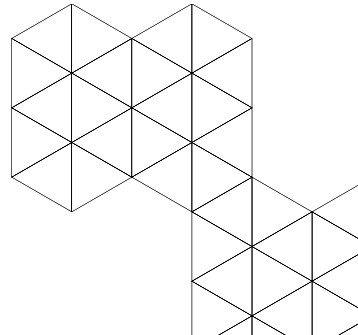
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# HEAVY INDUSTRIAL FOR SALE

396 Grain Terminal Road  
Burbank, WA 99323

|                             |                 |
|-----------------------------|-----------------|
| <b>OFFERING PRICE</b>       | \$4,200,000     |
| <b>WAREHOUSE LEASE RATE</b> | \$12.00 PSF /YR |
| <b>OFFICE LEASE RATE</b>    | \$15.00 PSF /YR |
| <b>PARCEL SIZE</b>          | ±3.5 Acres      |
| <b>BUILDING SIZE</b>        | ±23,000 SF      |
| <b>PARCEL NO</b>            | 300802120013    |
| <b>ZONING</b>               | Commercial      |
| <b>YEAR BUILT</b>           | 2025            |
| <b>PARKING STALLS</b>       | 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.

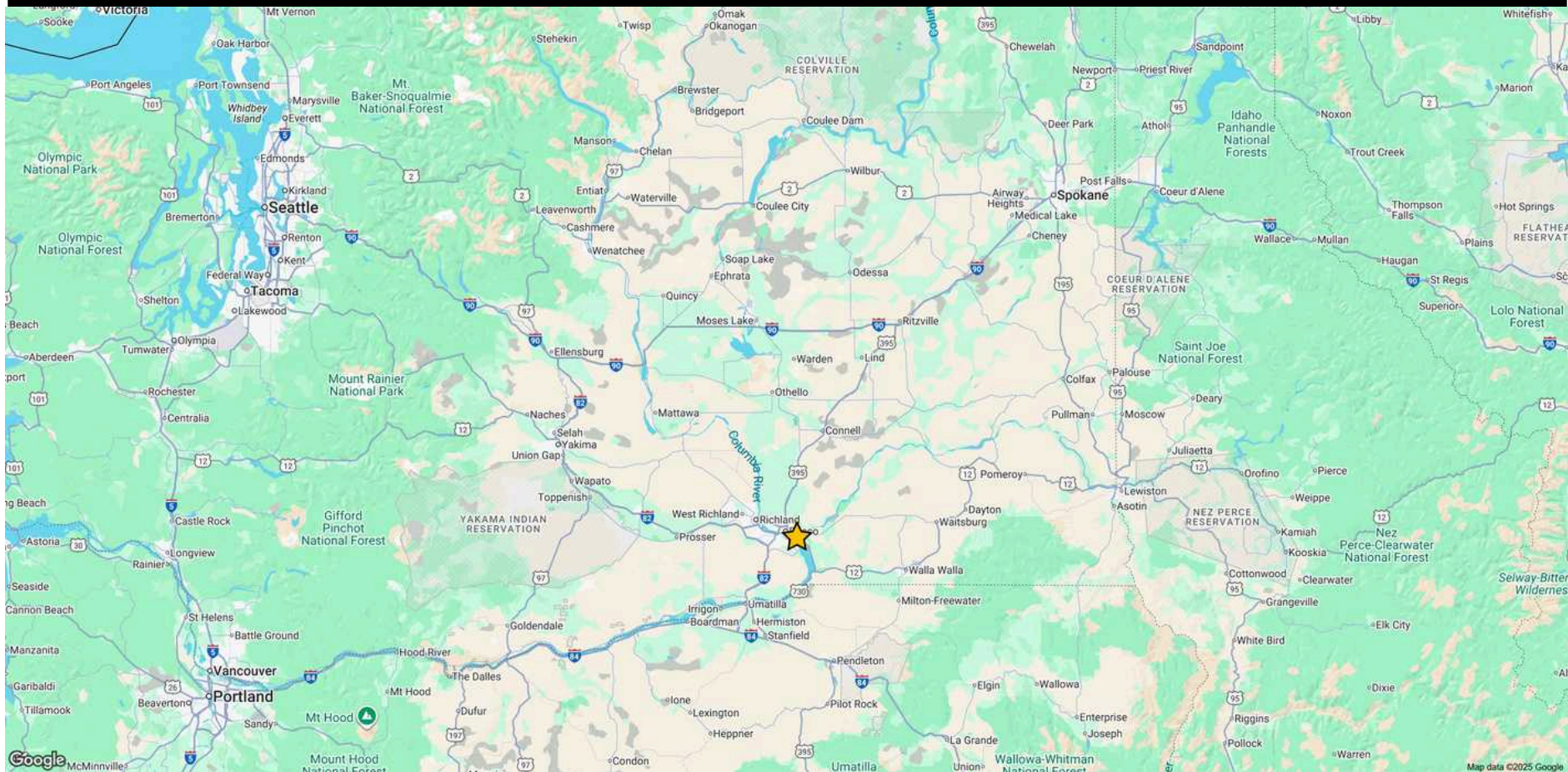




**VIEW LOCATION**



**HEAVY INDUSTRIAL FOR SALE**



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**KIEMLEHAGOOD**

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