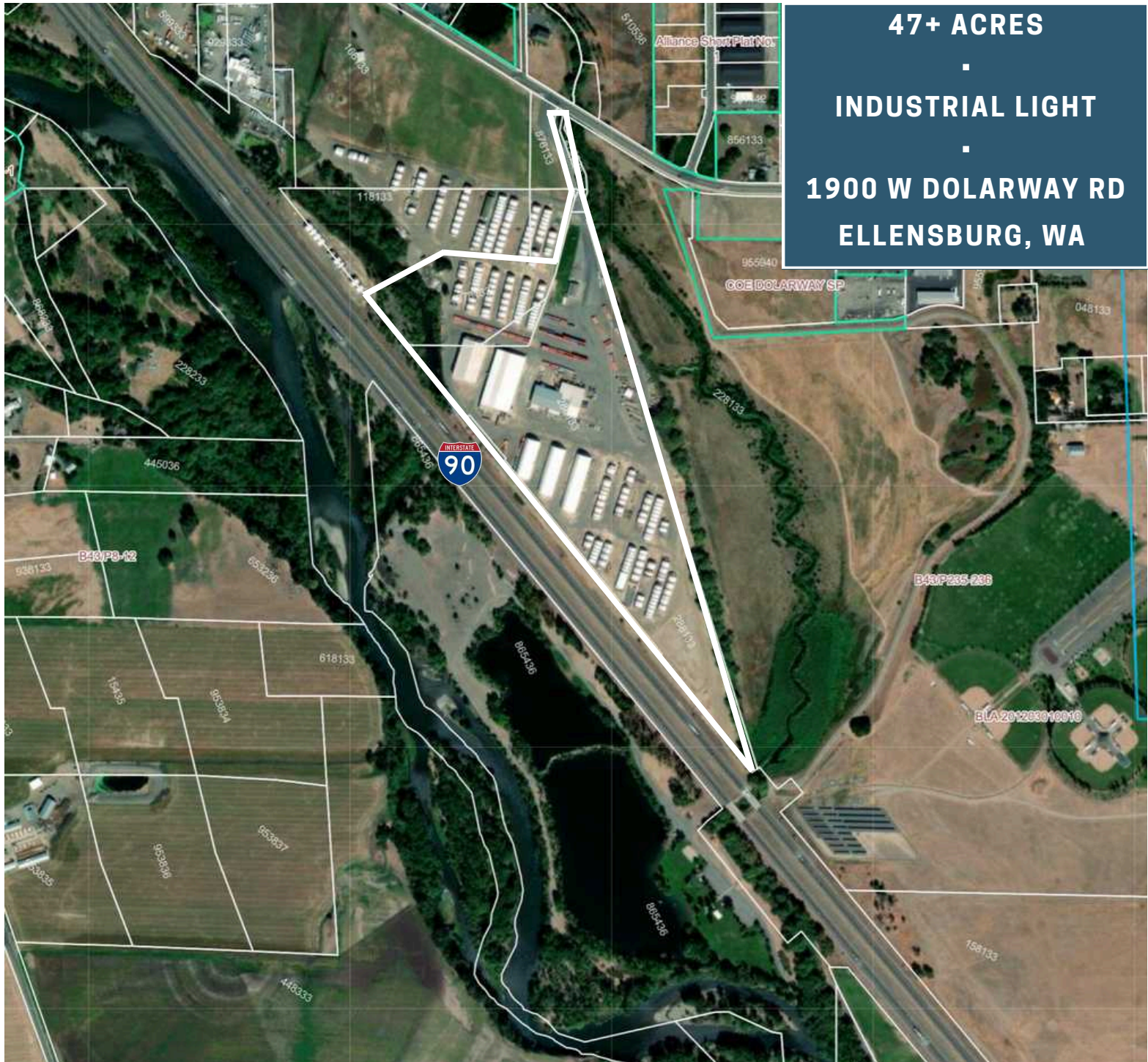


ELLENSBURG DEVELOPMENT SITE

FOR SALE

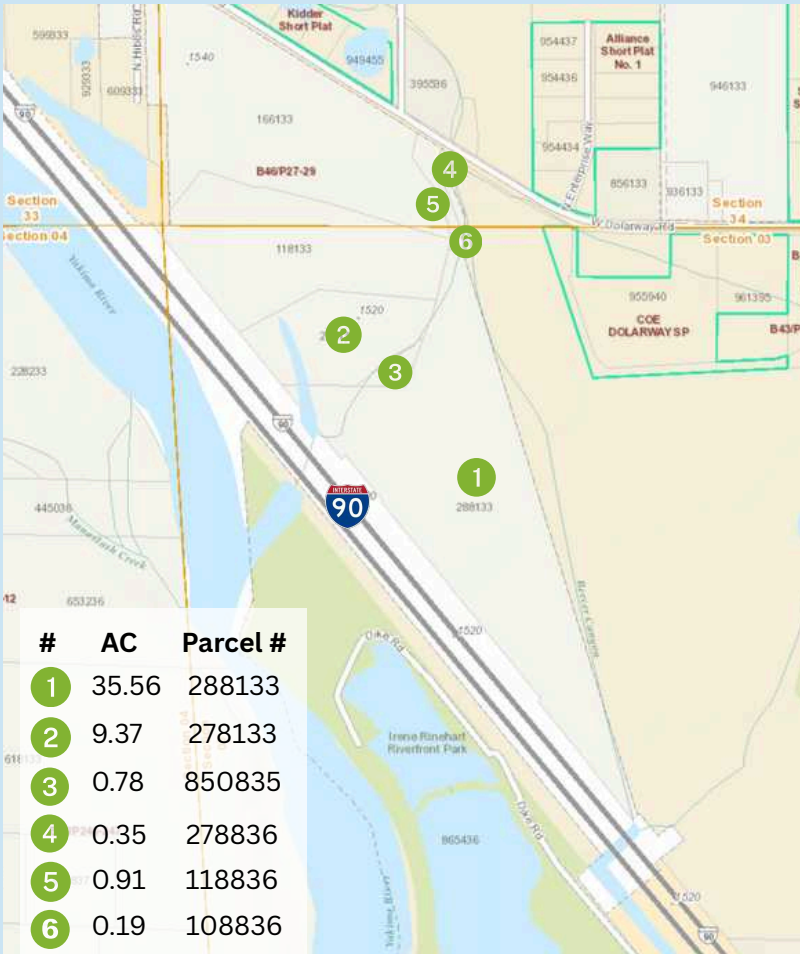


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ELLENSBURG DEVELOPMENT SITE

1900 W DOLARWAY RD, ELLENSBURG, WA



- High visibility from both directions of Interstate 90
- Three minutes from the closest off-ramp and 5 minutes from Downtown Ellensburg
- Ellensburg is a major stopping point before and after crossing Snoqualmie Pass
- Located within the city of Ellensburg
- Located contiguous to property owned by Kittitas Valley Hospital District for future development



6 Tax
Parcels



47.16 Acres
2,054,289 SF



Light Industrial
Zoning



Utilities
On-Site and in Road

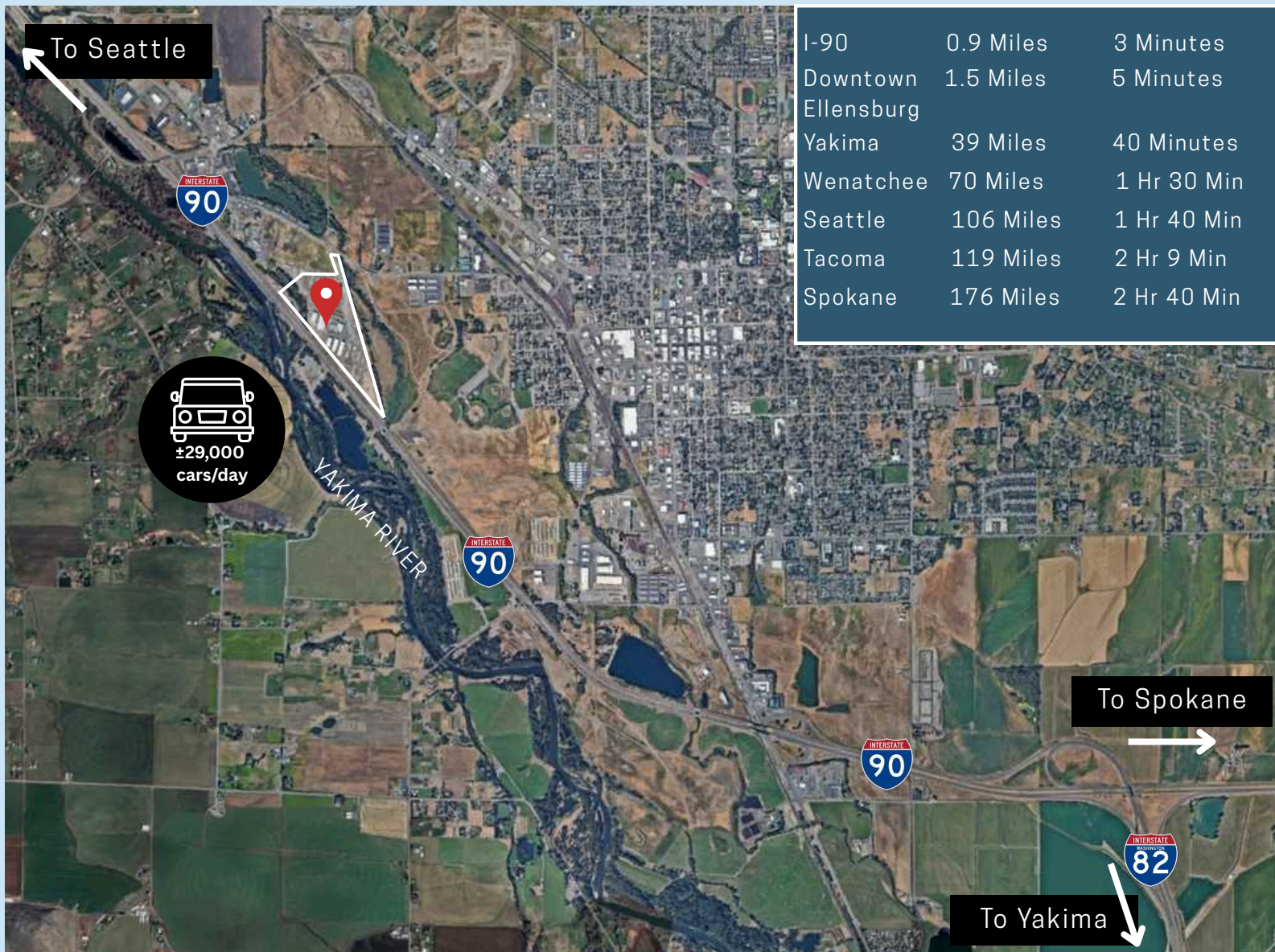
*Buyer to Verify All Information

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ROAD MAP AND TRAFFIC

1900 W DOLARWAY RD, ELLENSBURG, WA



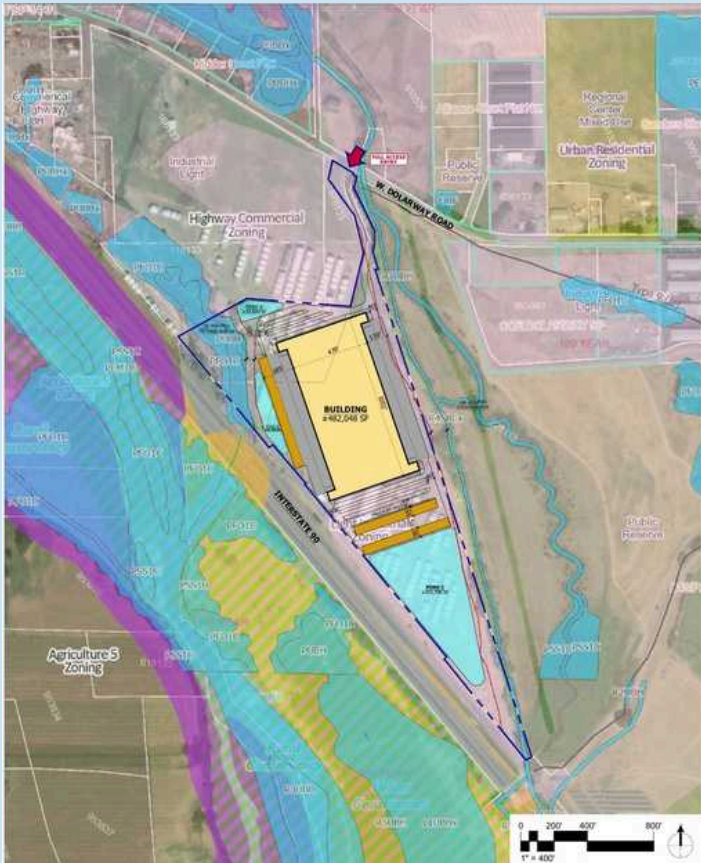
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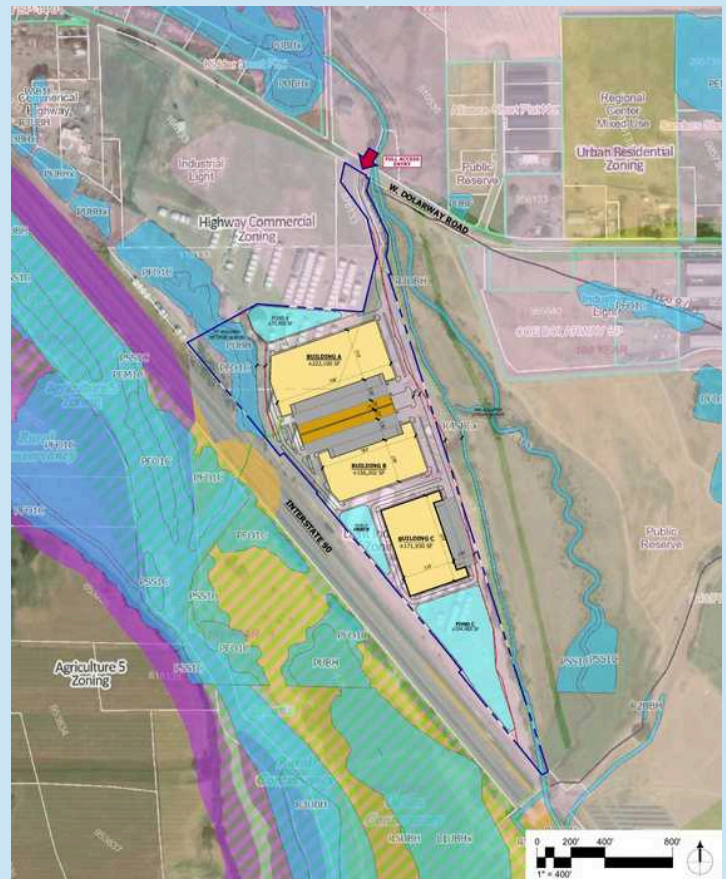
POSSIBLE SITE USES

1900 W DOLARWAY RD, ELLENSBURG, WA



SCHEME - A

- Large, single building option for a distribution/logistics facility.
- Double loaded building with truck courts on both sides of the building.
- Total Building SF \pm 482,048



SCHEME - B

- Multi-building option with smaller 100,000 – 200,000 SF buildings.
- Trailer storage opposite the truck court for both buildings A and B.
- Total Building SF \pm 550,232

ELLENSBURG INDUSTRIAL SITE

1900 W DOLARWAY RD, ELLENSBURG, WA



Property owned by Kittitas Valley Hospital
District for future development



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EXISTING STRUCTURES

1900 W DOLARWAY RD, ELLENSBURG, WA



Building	Material	Year Built	Square Feet
Industrial Shell - Fumigation	Metal Frame and Walls	1999	24,000
Industrial Shell - Storage	Metal Frame and Walls	2009	45,000
Industrial Shell - Storage	Metal Frame and Walls	1989	31,250
Farm Utility Storage x3	Hoop Arch	2006	60,480
Office Building	Wood Frame	1997	2,520