

# FOR SALE

## ELLENSBURG INDUSTRIAL FACILITY

8270 Tjossem Rd Ellensburg, WA 98926



### OFFERING SUMMARY

Sale Price:	\$6,500,000
Building Size:	127,200 SF
Office:	1,200 SF
Lot Size:	12.42 Acres
	541,015.20 SF
Year Built:	1990 - 1997
Zoning:	Commercial Agriculture (CA)
Clear Height	20' - 30'
Power:	Heavy Power
Parcel #:	663236

### PROPERTY OVERVIEW

Subject property is strategically located right off exit 115 on I-90 in Ellensburg, Washington. Situated in Kittitas County, Ellensburg lies in the heart of Kittitas Valley. It is at the confluence of Interstate 90 and Interstate 82, making it easily accessible. Ellensburg's blend of small-town charm, educational opportunities, and robust agricultural industry makes it a unique and vibrant community within Washington State.

Allowed uses are primarily agricultural; however, additional uses may be permitted subject to applicable regulations and approvals.

Seller may require short-term lease back, subject to closing terms.

**Brandon Thomas**

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**Vladimir Olyanich**

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### PROPERTY DETAILS:

- Building 1. Distribution / Staging Building. 30,000 SF
- Building 2. Heavy Processing Building. 22,000 SF
- Building 3. Work Shop. 14,000 SF
- Building 4. Storage Building. 30,000 SF
- Building 5. Storage Building. 30,000 SF
- Office. 1,200 SF



### SITE PROXIMITY:

- Site is located right off exit 115 on I-90
- 37.4 miles to Yakima
- 76.9 miles to Wenatchee
- 148 miles to Walla Walla
- 166 miles to Spokane
- 130 miles to Tacoma
- 115 miles to Seattle



### PROPERTY FEATURES:

- Fenced and Secured with Gate Access
- Heavy Power and Gas Onsite
- Re-enforced concrete slabs throughout
- Truck Dock Onsite
- Security System
- Truck Scale - income-generation from local trucking
- Onsite High-Volume Well
- Fiber Internet

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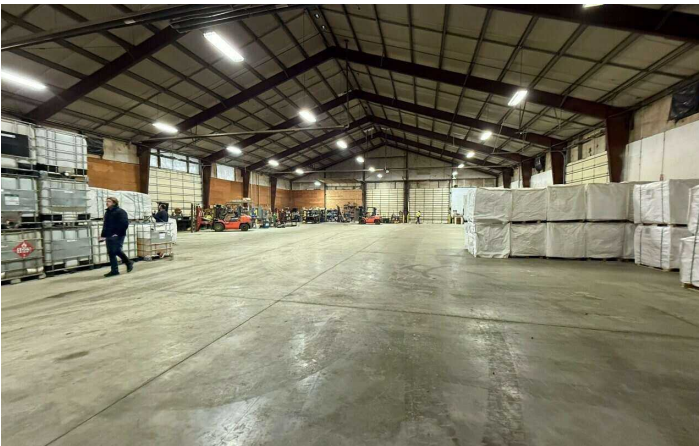
### BUILDING 1

30,000 SF WH w/ 1,200 SF Office attached  
2 - 20' x 20' OH doors  
30' center column spacing  
30' clear height



### BUILDING 2

22,000 SF Clear-span WH w/ breakroom attached  
large dock-high pit  
Heavy Power  
20' and 14' OH doors all-around



### BUILDING 3

14,000 SF Clear-span WH  
Heated  
Heavy Power  
6 - 20' x 20' OH doors

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### BUILDING 4

30,000 SF WH

1 - 20' x 20' OH door

30' center column spacing

30' clear height



### BUILDING 5

30,000 SF WH

1 - 20' x 20' OH door

1 - 14' x 14' Dock-High door

30' center column spacing

30' clear height

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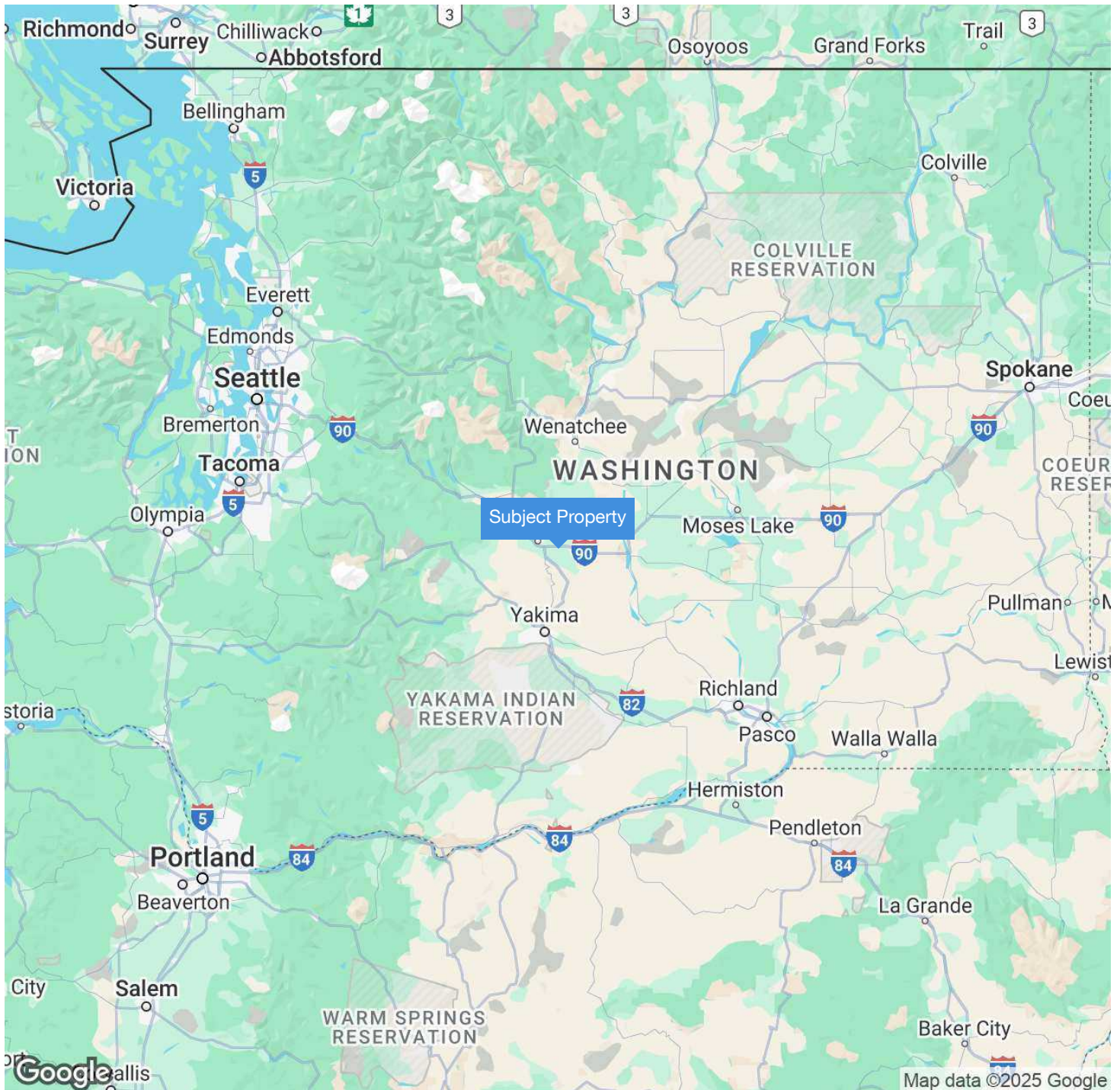
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