
ALL OFFERS CONSIDERED - SEE BROKERS FOR PRICING GUIDANCE

FORMER SGL CARBON FIBER PRODUCTION CAMPUS

Exclusive Offering for Sale: A Rare, High-Power Industrial Campus Designed for Advanced Manufacturing & Energy-Intensive Operations in Grant County, Moses Lake, WA

380K+ *120+* *4*
SQUARE FEET ACRES BUILDINGS

High Capacity Utilities | Heavy Industrial Zoning | Foreign Trade Zone Location

8781 RANDOLPH RD NE, MOSES LAKE, WA

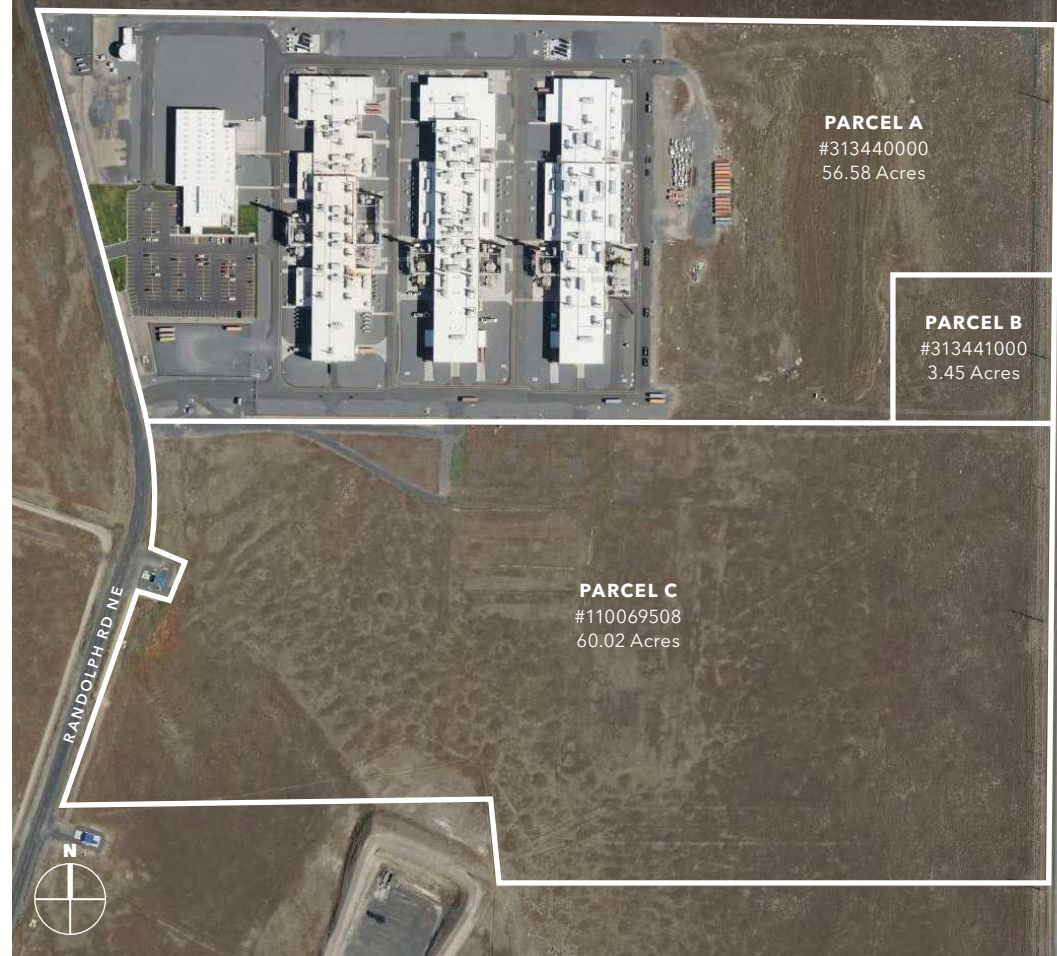
 **Kidder
Mathews**

PROPERTY FEATURES

- Controlled Access - Secured, Fully Gated Industrial Campus
- Adjacent Vacant Land—Expansion Potential
- Asphalted Internal Roadways & Heavy Vehicle Circulation Routes
- Epoxy Coated Reinforced Concrete Slab up to 36" in Select Zones
- 200+ Surface Parking Spaces
- Large Industrial Power Service—Significant Electrical Infrastructure with Historical High Peak Use—up to 40 MW FEEDER CAPACITY
- High Volume Large Industrial Natural Gas Service
- High Bay, Open Span Production Environments—41'-43' Clear Heights
- Receiving & Loading Zones in Production
- Buildings & Admin Warehouse
- Reverse Osmosis Water System
- Municipal Water/ Sewer Service
- Industrial Process Discharge Infrastructure
- Regenerative Thermal Oxidizer - Industrial Pollution Control

GRANT COUNTY
PUD RS-15
LARGE INDUSTRIAL
EXISTING POWER

3 Parcels Totaling 120+ Acres



PARCEL A
#313440000
56.58 Acres

PARCEL B
#313441000
3.45 Acres

PARCEL C
#110069508
60.02 Acres

BUILDING AREAS

All production buildings have slab thickness ranging from 6" in perimeter areas, 12'-18' in production areas, up to 36' in select zones

PRODUCTION BUILDING 1

±111,000 SF | 2011
±43' Clear Height

PRODUCTION BUILDING 2

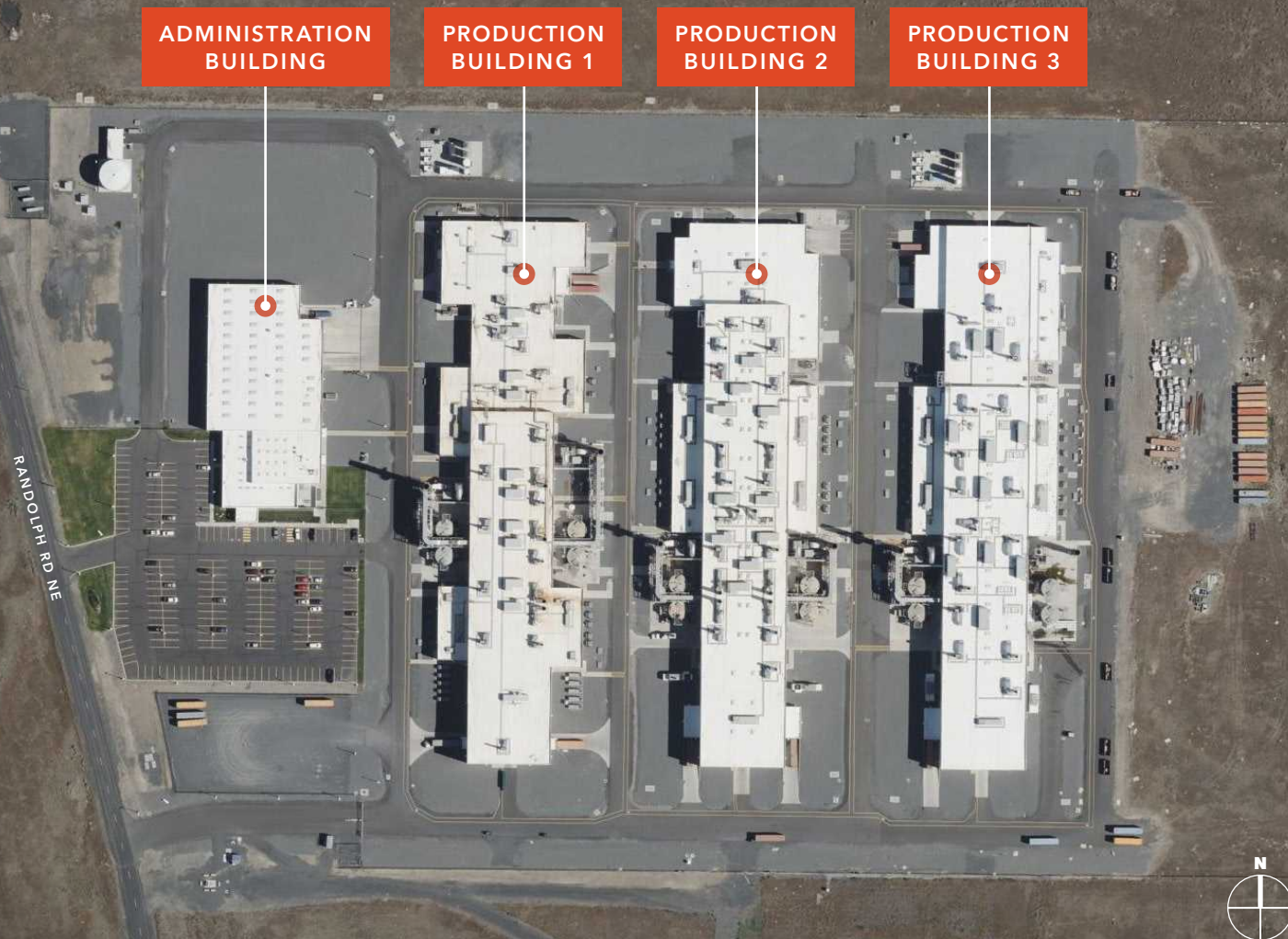
±116,000 SF | 2013
±43' Clear Height

PRODUCTION BUILDING 3

±117,000 SF | 2015
±43' Clear Height

ADMINISTRATION BUILDING

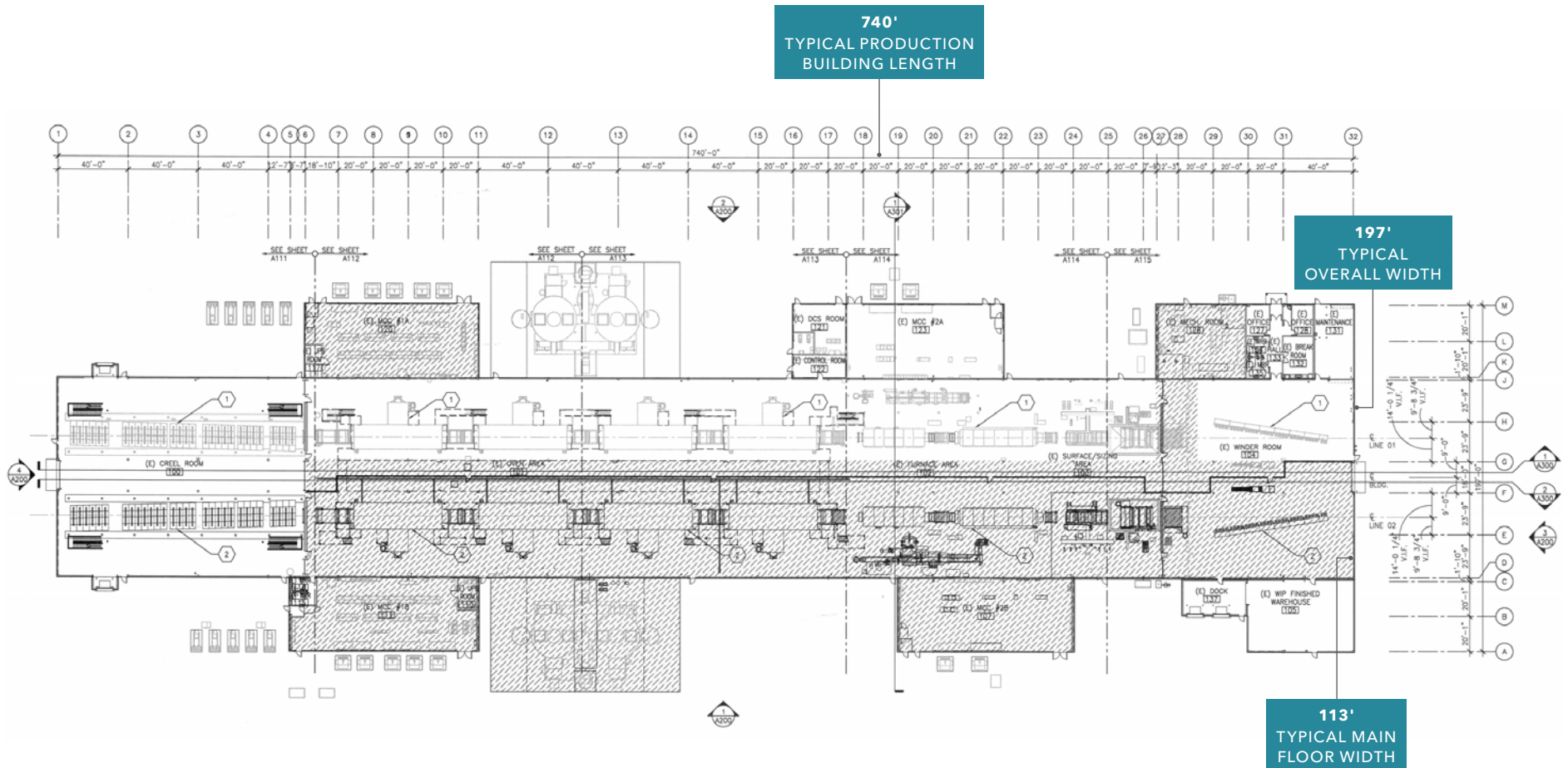
±43,000 SF | 2011
±43' Clear Height



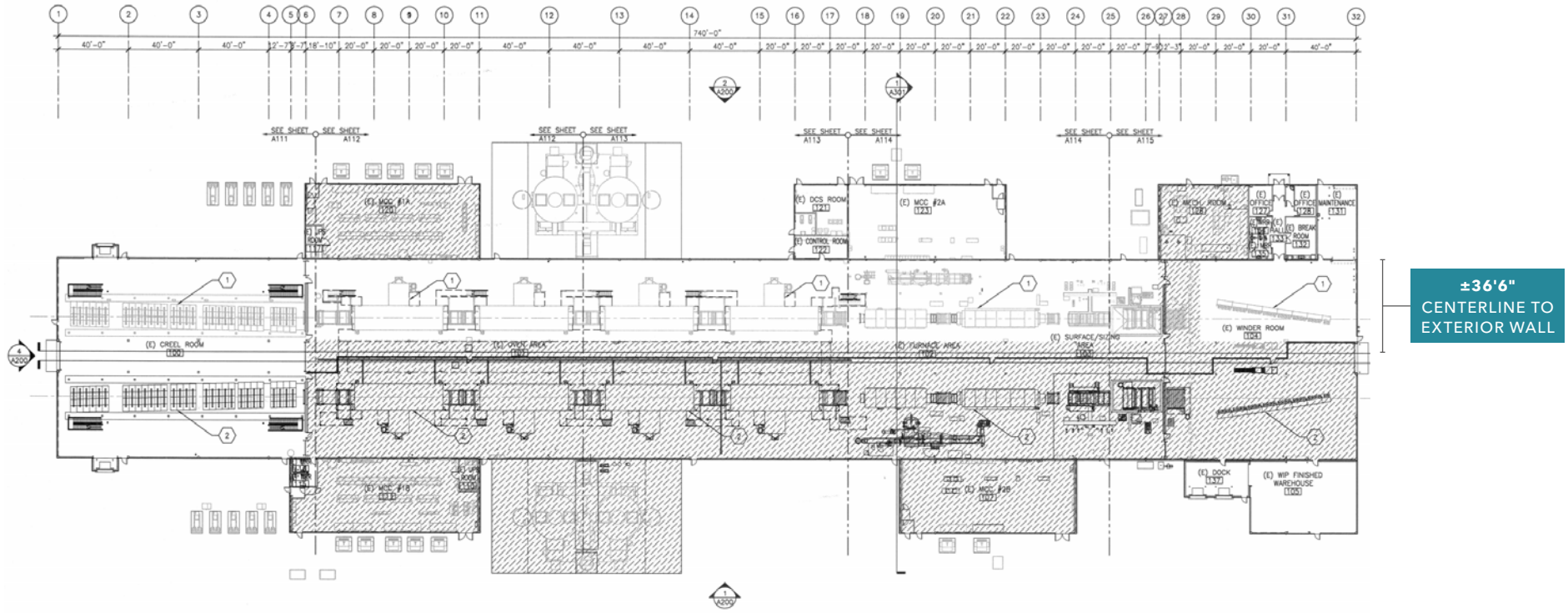
TYPICAL PRODUCTION AREA



TYPICAL EXTERIOR DIMENSIONS



TYPICAL FLOOR MEASUREMENTS



DS STRUCTURE HEIGHT

WEST ELEVATION





UTILITIES

ELECTRICAL

Grant Co. PUD

40 megawatt feeder capacity

SGL highest usage 2023 32.6 megawatts

Grant Co. User Level R15

GAS

Cascade Natural Gas / United Energy Trading

Industrial-scale natural gas capacity

WATER

City of Moses Lake Industrial Water Service

SEWER - WASTEWATER

Domestic sewer gravity flow to lift station adjacent to PB 1

Industrial wastewater discharge up to 5,000 gallons per day

City of Moses Lake Sewer Service

City of Moses Lake Industrial Waste Service

Port of Moses Lake Industrial Waste Service

SEWER INFRASTRUCTURE

12" gravity industrial main

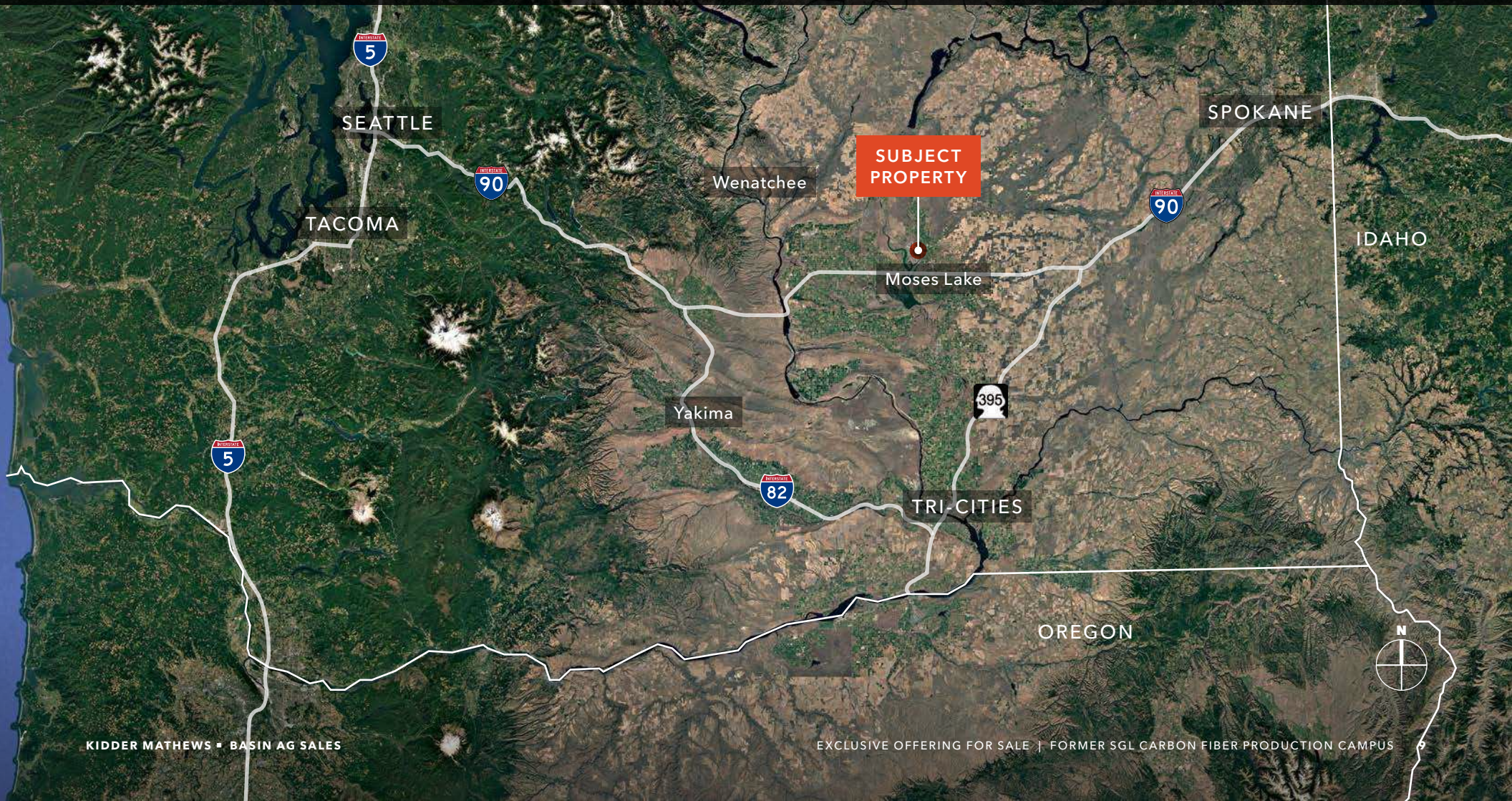
8" gravity domestic main

→ Additional infrastructure and environmental detail located in offering data room

SITE LOCATION

Moses Lake is an established Industrial Hub in Central Washington Offering Favorable Operating Environments

- I-90 Proximity for Regional Connectivity
- FTZ Zone - Nearby FTZ Trucking Lines
- Available Workforce with Manufacturing Experience
- Competitive Costs



UTILITIES & INFRASTRUCTURE



Electrical Power

Grant County PUD large industrial service with low-cost hydroelectric power resources



Natural Gas

Cascade Natural Gas service supporting continuous, high-volume operations



Water & Sewer

Municipal service designed for heavy industrial and process-related demands



Process Infrastructure

On-site systems for industrial discharge including RO waste streams

Versatile campus may be suitable for a wide variety of industrial applications:

- Advanced Manufacturing
- Aerospace Production
- Clean Technology Production
- Semiconductor–Manufacturing and Support Uses
- Food Processing- High Utility Demand Operations
- Industrial R&D–Pilot Production and Scale-up Facilities
- Data Center & AI-Related Applications

All potential uses subject to buyer verification, zoning compliance, and applicable approvals

CONTACT FOR INFORMATION

Exclusive Listing

Kidder Mathews in partnership with **Basin AG Sales**

Detailed utility information, historical operating metrics, site plans, environmental materials, and supplemental documentation are available to qualified parties through the data room or upon request.

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