

# ELLENSBURG WAREHOUSE SITE

## FOR SALE



- 9.25 ACRES
- PARCEL 558633
- INDUSTRIAL LIGHT
- 78,750 SQ FT WAREHOUSE

New Winco  
Distribution  
Center



Anderson Rd

Umptanum Rd



**BEN FAUBION**

STEVEN BENJAMIN PROPERTIES, LLC  
(509) 952-6868 • BEN.FAUBION@LIVE.COM

**SBP**

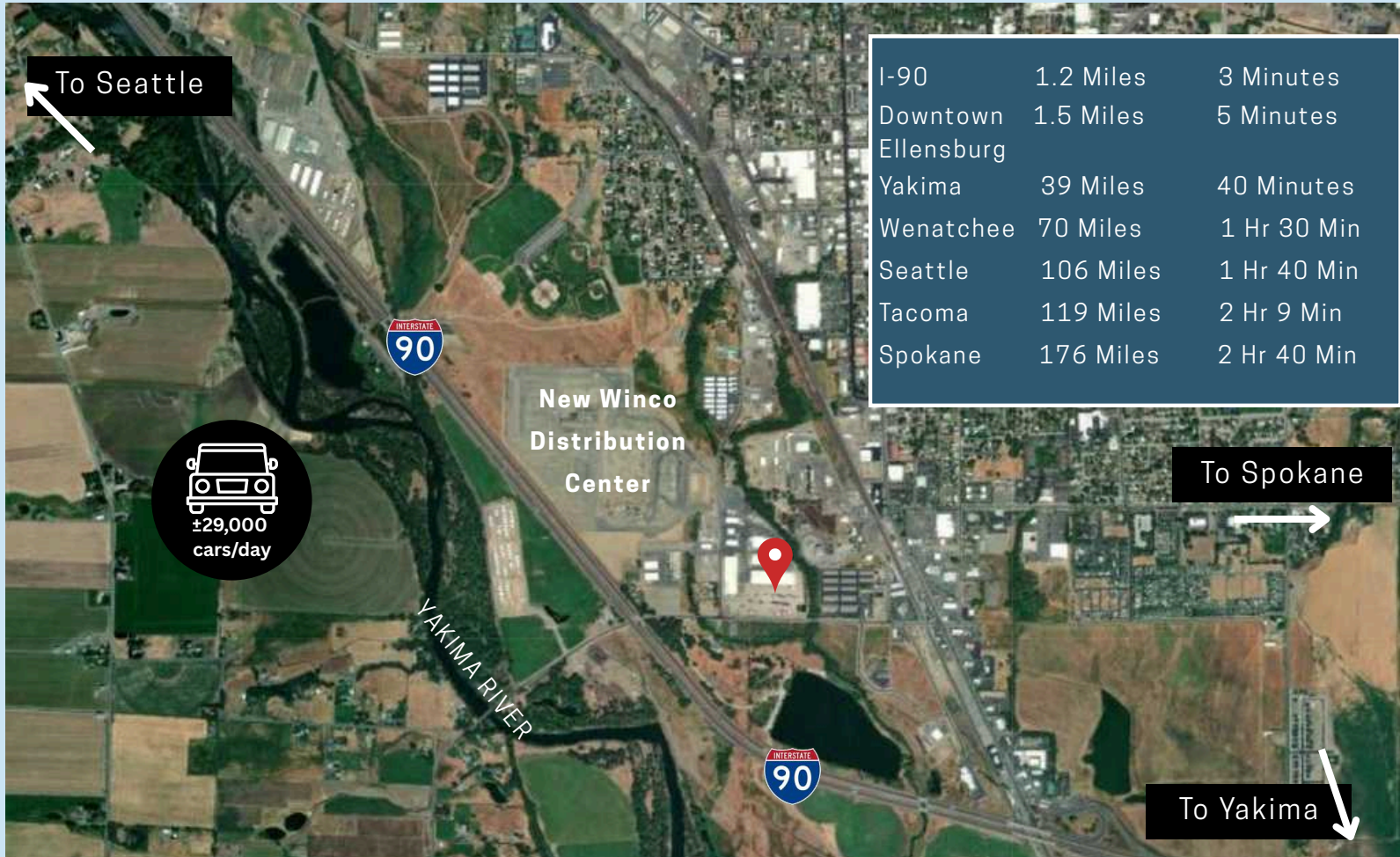


**JOSH CARLSON**

JOSH CARLSON REAL ESTATE, LLC  
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# ROAD MAP AND TRAFFIC

## ELLENSBURG, WA



\*Buyer to Verify All Information

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# STRUCTURE AND STORAGE

ELLENSBURG, WA



Building	Material	Year Built	Square Feet
Industrial Shell	Metal Frame and Walls	2010	78,750

- 78,750 Total Square Feet
- Concrete Floor
- Insulated Walls
- Heated Space
- Natural Gas, Electricity, Water
- 20 ft tall
- 6 total hanger style, fold up doors: 2 on the west end, 2 on the east end, 1 on the south side and 1 on the north side.
- 2 total roll up doors: 1 on the north side and 1 on the south side.

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# STRUCTURE AND STORAGE

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- Paved West side of building



- SE View



- SW View



- 8+ ac of gravel for Parking and Storage

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# ANDERSON RD WINCO DEVELOPMENT

ELLENSBURG, WA

## Located Directly Across the Street from Property



- Sidewalks, Gutters & Utilities Installed Along Anderson Rd



- One Million SF Distribution Center
- 230 Trucks Trips Per Day Coming Out of Winco Facility



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