



# SATSOP DEVELOPMENT PARK

2006

**AVAILABLE**

Facilities and properties now offered at Satsop Development Park

*Available for lease*

## Satsop Development Park ADMINISTRATION BUILDING



This 440-acre mixed use park in Grays Harbor County offers a unique setting for business, industry and technology. Satsop Development Park was originally developed as a nuclear power plant but was never fueled, fired or completed due to changes in electrical markets.

Located in scenic western Washington, the Park boasts state-of-the-art telecommunications, superior infrastructure, exceptional tenant services and room for all size businesses to grow.

The Park received the 2004 Governor's Award for Infrastructure, and was selected as one of the Top Three Office Parks and one of the Top Ten Industrial Parks in Washington State for 2005 by *Washington CEO Magazine*.

Available space can be modified for tenants, and land is available to accommodate new buildings.



The Administration Building is as unique a space as the Satsop Development Park itself. This is a fully completed two-story building shell ready to be built-out to specifications. **Grant funds are available to customize the space for a new tenant.** It is a highly adaptive and flexible space that can accommodate a variety of end-uses. The building has more than 25,000 square feet of usable space with the north end providing a commanding view of the snow-capped Olympic Mountain Range.

*Learn more at our website: [www.satsop.com](http://www.satsop.com)*

### AVAILABLE IMMEDIATELY FOR LEASE

SQ. FOOTAGE: **25,000**

COST: **\$10 PER SQUARE FOOT PER YEAR, TRIPLE NET (SEE [WWW.SATSOP.COM](http://WWW.SATSOP.COM) FOR INDIVIDUAL OFFICE RATES)**

ZONED: **INDUSTRIAL (I-2)**

### TRANSPORTATION

Just 25 minutes from Olympia and the Interstate 5 corridor via a four-lane state highway. Equidistant from Sea-Tac and Portland airports.

### INFRASTRUCTURE

- Back up power supply lines
- 230kV, 500kV electrical system on site
- Operational wastewater treatment plant
- Water rights to 14 million gallons per day
- Regional workforce of over 68,000 people
- Backup generators, water supply and sewage treatment systems
- U.S. Foreign Trade Zone



Grays Harbor Public  
Development Authority

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