



SATSOP DEVELOPMENT PARK

2006

AVAILABLE

Facilities and properties now offered at Satsop Development Park

Satsop Development Park TURBINE BUILDING



This 1,700-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*.

The Turbine Building is one of the more unique spaces available at the Satsop Development Park. The turbine building is a single massive structure originally designed to house two steam turbine generators. The structure is divided into two areas; the east and west turbine buildings. For interior photographs and descriptions, see next page.

Learn more at our website: www.satsop.com

SPECIFICATIONS FOR EACH TURBINE BUILDING

Lease rate per sq. ft. per month: \$0.25, negotiable
Floor Levels: 3
Overall Dimension: 295' x 207' excluding loading bay
Office space: No
Warehouse space: 150,000 sq. ft.
Ceiling height: 40 feet
Elevator: On site, installed
Telephone service: Yes
Heaters: No
Fire protection: Yes
Handicap accessible: Yes
Insulation: No

Water supply: Potable and industrial water inside & outside
Hot water/Bathroom: Yes
Nearest hydrant: Inside
Septic or treatment plant: Treatment plant
Lighting: Yes
Power supply capacity: 12.5 KV to 480 Volt
Metered: Yes
Loading bay doors: 2 doors, 25' wide by 28' high
Truck access: Yes
Loading ramp: No



Grays Harbor Public
Development Authority

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Satsop Development Park

TURBINE BUILDING (continued)

THE TURBINE BUILDING

It is impossible to get a true sense of the size of this facility from photographs alone. The turbine building is a single massive structure originally designed to house two steam turbine generators. In the center of the photo at right are two Park employees standing on the operating deck of the east turbine building. In the center of the photo are several grand galleries, openings that extend down to the first floor. Two 250-ton overhead cranes serve both turbine buildings.



THE GRAND GALLERIES

The photo at right shows one of the grand galleries. These are open passages extending down to 20 foot recesses in the first floor – some 75 feet below. The Park employee is standing on a pedestal foundation that is physically separate from the rest of the building. It was designed to isolate the vibrations of the steam turbine from the rest of the structure.



THE MEZZANINE LEVEL AND FIRST FLOOR

The two photos below show the second floor mezzanine level. In the left photo light from the operating deck can be seen streaming down the grand galleries. The mezzanine level has approximately 45,000 square feet of floor space with ceilings 32 feet high.

The first floor is nearly identical except that the ground floor borders the 10 foot recesses at the base of the grand galleries and it has 60,000 square feet of floor space.



THE LOADING BAY

This is a view of the first floor loading bay looking up at the mezzanine and operating decks. The loading bay stands between the east and west Turbine Buildings and provides loading and lifting access to both buildings. The Turbine Buildings' two overhead cranes can work together to lift up to 500 tons to the upper floors. Each crane also has a 25-ton hook for lifting lighter loads at faster rates. There are doors at each end of the loading bay enabling trucks to drive straight through. Heavy equipment or products can be transported via truck to nearby rail and highway connections. The Pacific Ocean is just 70 miles away, enabling companies to ship to international markets via the Port of Grays Harbor, 25 miles to the West, or the Port of Olympia, 25 miles to the East.

For more information or to arrange a tour of the properties, contact:
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