



SATSOP DEVELOPMENT PARK

2006

AVAILABLE

Facilities and properties now offered at Satsop Development Park

Satsop Development Park WAREHOUSE COMPLEX

Satsop Development Park is a business park built on the site of an unfinished, never fueled or fired, nuclear power plant complex in Elma, Washington. The Park, zoned Industrial, has immediately available warehouse space in its fenced WestPark Warehouse Complex.

The Park is served by multiple heavy-duty access roads and four-lane highway to the Interstate 5 corridor. Less than 30 minutes from Olympia, the Park is ideally located for serving a regional market of five counties.

Buildings 15-20 are six, rectangular-shaped metal building warehouses with drive-through access. Each warehouse is approximately 17,500 square feet, nominally 175 feet long and 100 feet wide.

The structures are constructed of prefabricated steel moment frames supporting a metal deck roof and siding. The walls are plain metal deck without any finishes or wall framing.

There are no interior walls or partitions. The clear span ceiling height is roughly 20 feet above the finished concrete floor. All structures may be classified as Type II-N construction. There are two sliding doors, 20'H x 18'W. Power supply capacity is 480V-200a.

Warehousing space can be configured to specific needs with all the infrastructure available to meet any end-use requirement.

The Park received the 2005 U.S. Department of Commerce EDA Excellence in Rural Economic Development Award and the 2004 Governor's Award for Infrastructure.



West Park Warehouse Complex



www.satsop.com

SQ. FOOTAGE (EACH WAREHOUSE) : 17,500
COST: \$0.20/SQ. FT. PER MONTH (TRIPLE NET)
ZONED: Industrial

FENCED LAND

Approximately 40 acres of fenced paved land is available in West Park. Property can be leased for construction of new facilities and/or for outside laydown/storage areas.

THE WAREHOUSE COMPLEX

Buildings 15-19 are located to the east of Keys Road and is enclosed by a chain-link fence. The fence line lies 140 east of the buildings and wraps around to the north and south sides with approximately 40 feet of clear distance. Building 20 is located across the street on the west side of Keys Road and is also enclosed by a fence.



Grays Harbor Public
Development Authority

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