



Satsop Development Park
50 Enterprise Lane Suite 101
Elma, WA 98541
Phone: 866.572.8767

Construction was recently completed on a new 50,000 square foot light industrial building at Satsop Development Park.

This building is constructed on a seven-acre site in the Park's main campus and is ready to customize to meet business-specific needs. The building can accommodate one to four tenants.

This building was designed to meet the needs of small to medium-sized manufacturers looking for an affordable location and stable workforce. Heavy-duty electrical, natural gas, water, sewer and telecommunication lines will serve the building with plenty of parking, truck circulation routes and outside storage to support a wide variety of industrial activities, including manufacturing, warehousing and distribution.

This general-purpose building is clear span, 100 x 500 square foot in size, with full-length loading docks, roll-up doors and 20 foot ceiling height at the eaves. There is also plenty of adjacent land available for expansion.



Spec Bldg Features

Building:	100' x 500 Structural Steel with Metal roof and siding
	100' Clear Span , 20' Eave height
	1:12 Roof pitch
	Interior clear height
	16' 1" at side walls
	20' 11" at peak
	Concrete Slab thickness - Custom for tenant
	Awnings over truck doors
	Loading Dock and at Grade truck doors
	4 ea - 12' x 16' at grade doors
	2 ea - 8' x 10' loading dock doors
	Truck loading area exterior lights
	Office space - custom for tenant
	Fire Protection and HVAC - custom for tenant
	Insulation - R19 Walls and roof
	Building Manufacturer - CBC

Utilities: 6" fire main
6" sewer service
3/4" Potable Water service
4" Natural Gas
Fiber / Telecom - Custom
Power - 400 Amp /480V

Site: Overall 5 acre site
1.8 acre paved Truck loading & adjacent parking
67 Parking spaces
Separate truck entrance

To find out more about the building feel free to [visit our site](#). Alternately, you may contact Tami Garrow, CEO of Satsop Development Park, at (360) 482-1602. Or by e-mail: tgarrow@satsop.com,