

Warehouse 34

Building 34 is a 13,310 square foot sprinkled warehouse building constructed of prefabricated steel moment frames supporting metal roof deck and siding. The exterior walls are metal siding and there is an interior office space of 30' by 34' in the southeast corner within the main building. The structure measures approximately 160 feet by 80 feet and is in good condition. The structure may be classified as Type FB Construction and has an occupancy permit for Moderate Hazard Manufacturing /Storage (F-1/S-1). A 30' x 17' (510 sf) break room / restroom is attached to the north wall. The warehouse has a clear ceiling height of 13'9" with 10'9" at the eave. Truck access is provided to the south side (12' x 12') rollup door.

Physical address;	200 Olympic View Drive
Stories:	one
Overall dimensions:	80' X 160' plus 30'x17' break/restroom
Office Space:	1013 sq. ft.
Break /Restroom	510 sq. ft.
Warehouse space:	11,788 sq. ft
Ceiling Height:	14'
Elevator:	No
Telephone Service:	Yes
Heaters:	Yes-electric
Fire Protection:	Sprinklers
Handicap accessible:	Yes
Insulation:	Roof only
Water supply:	Domestic and Fire Protection available
Bathroom:	Yes (M & W)
Septic or Treatment Plant:	Treatment Plant – Domestic waste only
Lighting:	Yes
Power supply capacity:	480V-200a
Metered:	PUD
R- Rollup & Sliding doors:	R-1 10' X 10' (limited access) R-1 12' x 12'
Truck Access:	Yes
Loading Ramp:	No
Handicap Parking:	Yes

Lease rates: Total 13,310 Sq. ft - \$0.26 /sf/mo

Operating expense \$0.04 /sf/mo.

1 acre land is included for parking / laydown

Additional acreage is available for lease at \$680/acre/month

Leasehold tax @ 12.84%

Water/sewer/Fire protection/telephone/data not included

Tenant responsible for garbage/janitorial