



Port of Grays Harbor Industrial Warehouse Building for Sale

This versatile industrial property features a 5,000-square-foot metal frame building situated on a 22,000-square-foot (~ one-half acre) site within the Port of Grays Harbor Industrial Park. The building includes an ~3,700-square-foot warehouse/shop with a 20-foot on-grade roll-up door, waste oil heater, 200-amp electrical service with 3-phase power available, and natural gas stubbed to the building. The remaining space consists of an ~850-square-foot street-facing retail showroom, private office, and a built-in apartment complete with a kitchenette and shower, offering flexibility for an owner-user or onsite manager. The fenced yard provides ample room for heavy vehicle parking, equipment storage, or outdoor operations. The property is offered on an affordable Port of Grays Harbor ground lease (currently approximately \$500 per month), with approximately eight years remaining and the opportunity to negotiate a new lease or extension with the Port. An excellent fit for contractors, fabrication shops, marine service businesses, equipment operators, and other industrial users seeking a functional facility with office, showroom, warehouse, and yard space in one location.

Building Highlights

- Asking Price: \$300,000
- Ground Lease Term: 8-Years Remaining, New Lease Terms and/or Renewals Available through Port of Grays Harbor
- Total Building SQFT: 5,000 SFT
- Lot Size: 22,000 SF / .50 Acres
- Year Built: 1975
- Large Yard, paved driveway + street parking
- Retail Showroom, Private Office
- Upgraded Lighting Throughout
- Apartment Built-In
- Security System In Place



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ANDREW BABCOCK
(253) 507-5442 office
(425) 531-4109 mobile
andrew@paccombrokers.com

Great Access, Close to Aberdeen Commercial District, Highways and Other Amenities



Summary Points

- Purchase Price \$3000,000
- Total Building SQFT: 5,000 SFT
- Floors: 1
- Owner-User Use
- Construction Type: Metal Frame
- 20' Roll Up Garage Door, on grade
- LED Lighting Upgrade
- Waste Oil Heater Installed
- Gas Available, 3-Phase Power Available
- Year Built: 1975
- Total Lot SF: 22,000 SFT / 0.5 Acres
- Parking: Large yard + street parking
- Property Type: Industrial Warehouse
- Subtype: Retail, Office
- Buyer Rep Commission: 2.5% of Purchase Price



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Interior Photos



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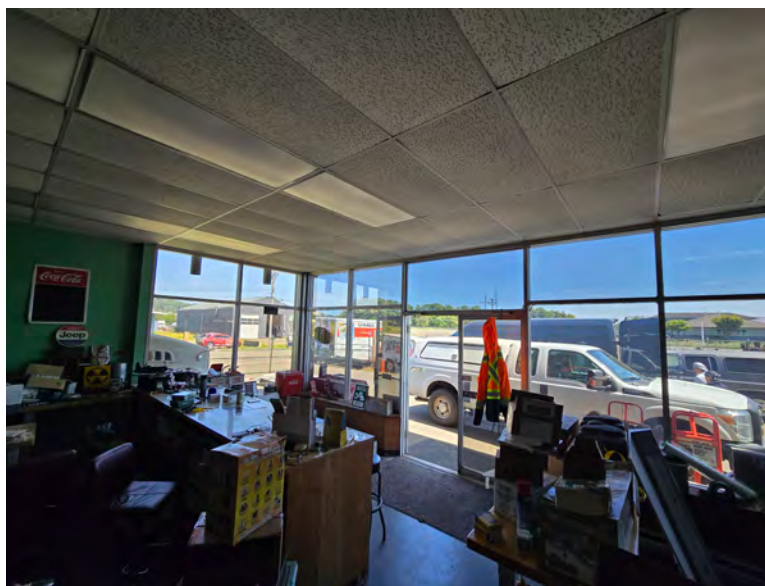
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Interior Photos Cont.



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Exterior Photos Cont.



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Additional Photos



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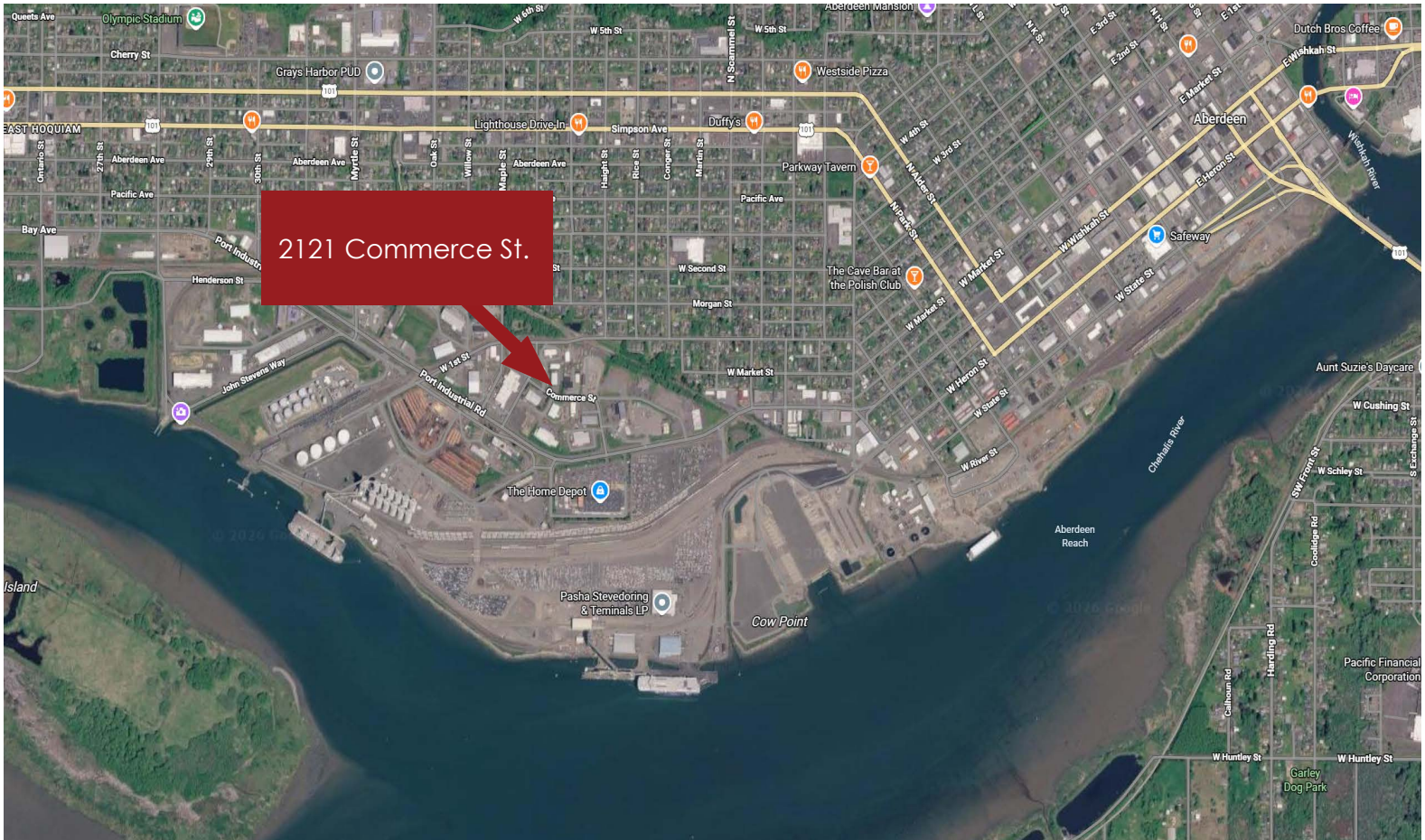
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Port of Grays Harbor Location



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