

1115 WEST ROSE ST. WALLA WALLA, WA

AVAILABLE FOR LEASE | FOR SALE



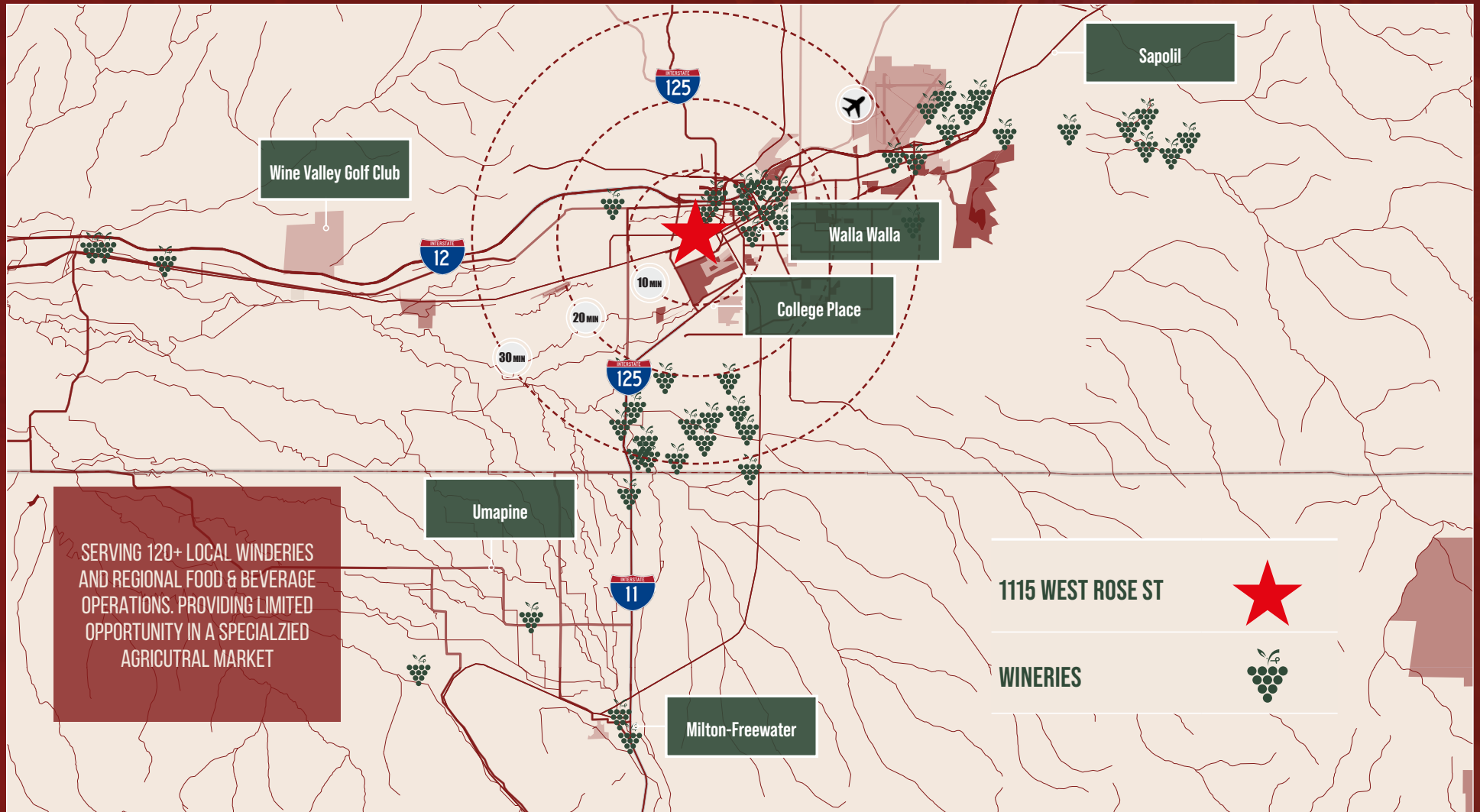
TURNKEY COLD STORAGE 82,269 SF

Walla Walla Valley's Only Available Cold Storage Facility



MARKET OVERVIEW

IN THE HEART OF WASHINGTON WINE COUNTRY



SITE OVERVIEW



STRATEGIC MARKET ADVANTAGES

- No new cold storage construction in region
- 50/50 freezer/cooler for operational flexibility
- Competitive rates compared to Seattle/Portland metro

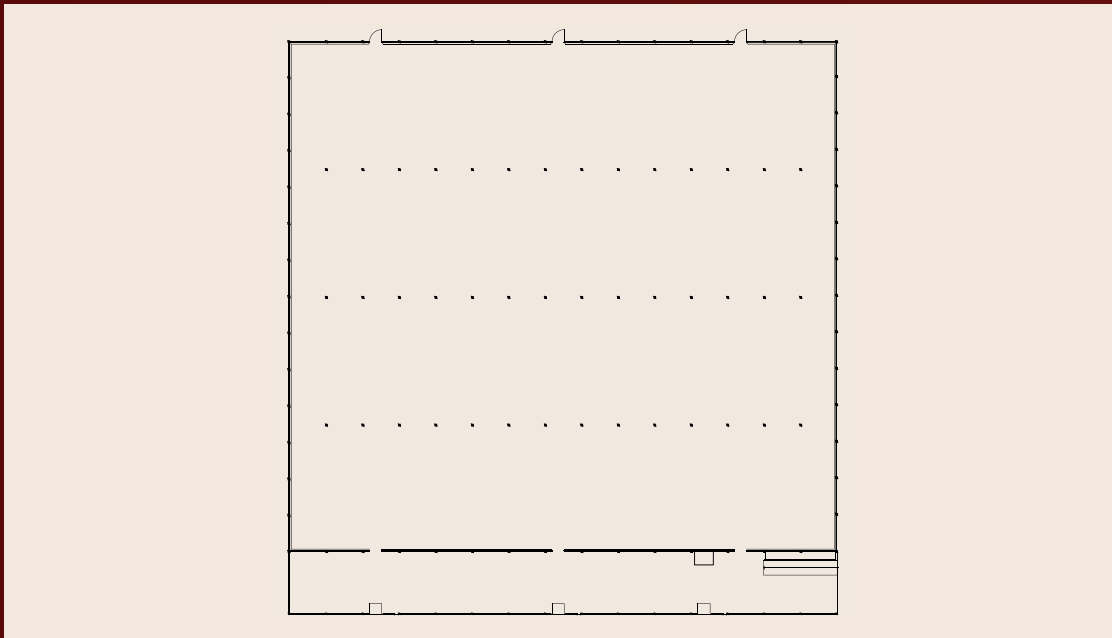
VALUE-ADDED ADVANTAGES

- Flexible lease terms for growing business
- Wine country authenticity for brand positioning

FLOOR PLAN

TURN KEY OPERATION - READY NOW

Existing 50%/50% freezer/cooler infrastructure eliminates build-out delays. Purpose-built for temperature-sensitive products with operational flexibility to scale as your business grows.



OPERATIONAL ADVANTAGES

82,269 SF

24' CLEAR HEIGHT

4 DOCK DOORS

50% FREEZER / 50% COOLER





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