

# Satsop



## Business Park

A FACILITY OF THE  PORT OF GRAYS HARBOR

# Warehouse 15 MOVE-IN READY

## 17,500 SF includes 400sf Office

31 WESTPARK LANE, ELMA, WA

### BUILDING DIMENSIONS:

- 100' X 175'
- Warehouse: 17,500 sf plus 400 sf office
- Light Manufacturing
- Ceiling Height: Exterior 20' eave and 23'-2" at peak
- Other Features: 20' x 18' h sliding truck access door at each end of the building

### CONSTRUCTION:

- Building Type: Steel with metal siding
- Wall Construction: Un-insulated sheet metal
- Roof Construction: Insulated (1") sheet metal
- Ground Floor: Concrete 4"
- Column Spacing: Clear Span - wall columns at 25'
- Fire Protection Water: 10" main, hydrants, diesel backup - header flow 2500 gpm min at 100 PSIG
- Other Attributes: Portable loading ramp on site, potable water and sewer to bathroom, fiber and telecom to office area

### UTILITIES:

- Water:
  - Domestic: 2" service
  - Raw: Up to 1666 gpm
- Wastewater: Satsop Business Park Sewer Plant
- Electrical:
  - 480 volt, 3-phase, 200 amp main breaker panel
  - 240/120 volt, 1 phase, 125 amp main breaker sub panel
  - Secondary transformer has a 200 amp rating
- Natural Gas: 4" line
- Communications: Fiber or voice-grade copper available in all areas



[see reverse for more info]



FOR MORE INFORMATION CONTACT:

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# Infrastructure to Meet Industrial Demands

The Park's Unique Heritage Provides Strength, Versatility and Stability



## Satsop offers plentiful space, complete utilities, cooling water, industrial water supply and natural gas

- Upland development with imported compacted fill for building sites
- Multiple heavy-duty access roads above 100-year flood plain
- Installed underground utilities for fire protection, water, sewer, phone and fiber
- Access to Chehalis River for shipping via recently renovated industrial-sized barge slip
- Road to barge slip built and tested to a 900-ton load capacity



## Key Infrastructure Features:

- Natural gas 20" and 4" lines to site
- 496' natural draft cooling tower with a 24.4 acre-feet cooling pond basin; potential heat exchange capacity is 6.8 billion BTU/hour with spray header distribution to tower
- Multiple diverse fiber routes serving the park with various providers
- Two on-site power switch yards with redundant 115kV BPA feeds, 41.5 MVA main transformer with back-up and 12.5kV site distribution system
- Secure water rights to 6.9 mgd of industrial water
- Fire protection and potable water storage totaling 1,030,000 with capacity to pump 10,000 gallons per minute
- Wastewater treatment plant - 50,000 gallons per day - sized for a workforce of 5,000
- Seismically stable location



## Satsop Business Park

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Where to Grow,  
Satsop Business Park

Satsop Business Park is a 1,700-acre mixed-use business and technology park located in scenic Grays Harbor County in Southwest Washington just 30 minutes from Olympia and the I-5 corridor.