

1115 WEST ROSE ST. WALLA WALLA, WA

AVAILABLE FOR LEASE | FOR SALE



TURNKEY COLD STORAGE 82,269 SF | 14,584 PALLET POSITIONS

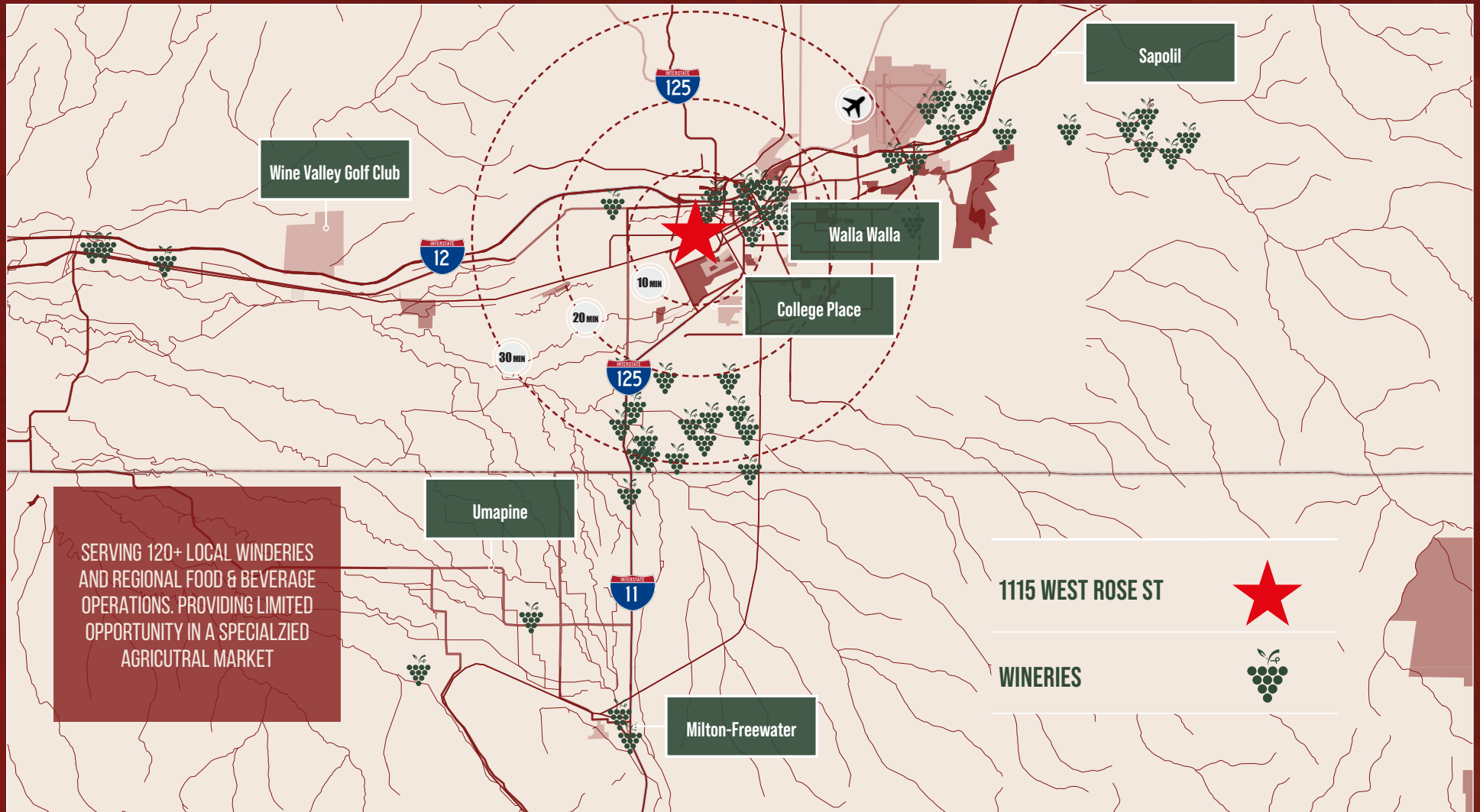
Available Cold Storage Facility in Walla Walla

Jones Lang LaSalle Brokerage, Inc., Real Estate License #01856260



MARKET OVERVIEW

IN THE HEART OF WASHINGTON WINE COUNTRY



SITE OVERVIEW



STRATEGIC MARKET ADVANTAGES

- No new cold storage construction in region
- Established infrastructure with 2025 roof investment
- 50/50 freezer/cooler for operational flexibility
- Competitive rates compared to Seattle/Portland metro

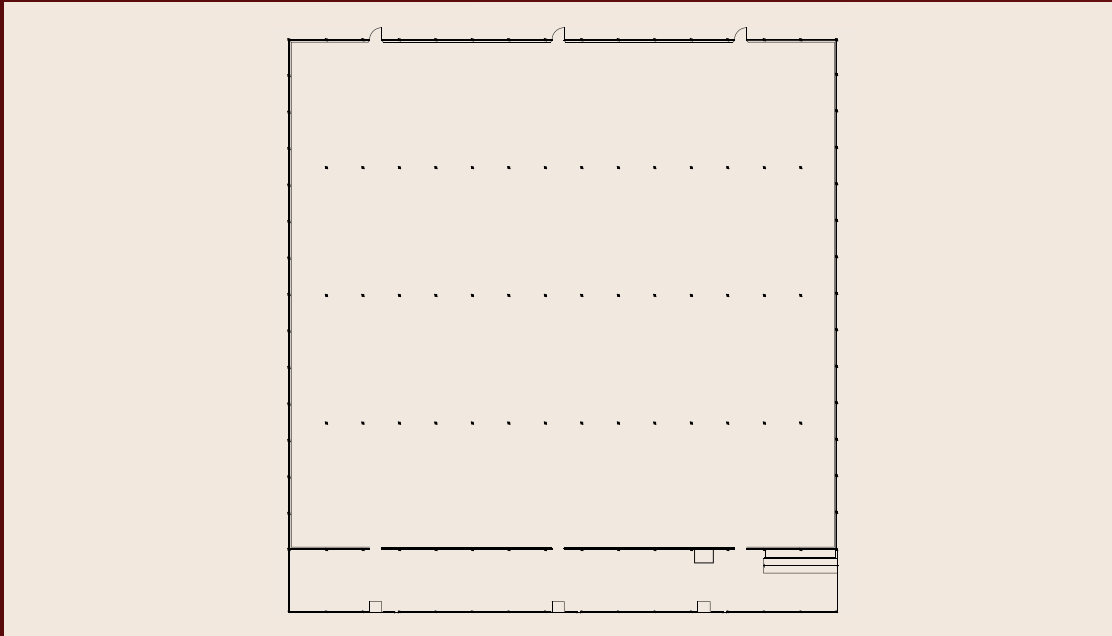
VALUE-ADDED ADVANTAGES

- Bonded facility capabilities
- 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

14,584 PALLET POSITIONS

50% FREEZER / 50% COOLER





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For more information, please contact:

Jared D Smith

509.505.7459

j.smith@jll.com

WA Lic. #20118285

Tim O'Rourke

213.239.6231

tim.orourke@jll.com

CA Lic. #1008331

Sage Rheinschild

208.720.9017

sage.rheinschild@jll.com

CA Lic. #02041066

ID Lic. SP58693



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