



50,000 sq. ft. industrial building

A seven-acre industrial complex at Satsop Development Park is ready for occupancy by one to four businesses. Located at the heart of this award-winning business park, this is the perfect site for a wide variety of industrial activities, including manufacturing, warehousing and distribution. A newly completed 50,000-square-foot light industrial building is paired with office space, parking and outside storage. This package can be further

customized making it fit your unique business or industrial needs.



Robust power infrastructure



Plentiful industrial and potable water



Seven-acre site

We have just the place for you!



15,600 sq. ft. office space

New Industrial Complex Available

The new industrial building at Satsop Development Park is the perfect solution for small to medium-sized manufacturers looking for an affordable location and stable workforce. Heavy duty electrical, natural gas, water, sewer and telecommunication lines serve the building.

The newly renovated two-story office building is adjacent to the warehouse and offers 15,600 square feet of flexible office space. From a single office suite to the whole building, this space is available for your use. Offering world-class features and infrastructure, the building can incubate small businesses needing just one or two offices. Some offices are offered fully furnished complete with internet service, work stations and telephones.

Not only is parking plentiful, truck circulation routes and outside storage options abound as does adjacent land, making expansion an easy alternative. Just off of State Highway 12, and only 30 minutes from Olympia and the Interstate 5 corridor, this property is 90 minutes from Sea-Tac airport and just over two hours from Portland airport. In addition, there is quick, easy access to rail and shipping.

Water treatment facility



Contact us for the latest information on availability and rates. We pride ourselves in our flexibility and affordability.



Industrial Complex view from Park entrance

Industrial Building Specifics

- 50,000 square feet suitable for one to four businesses
- 100 x 500 foot structural steel with metal roof and siding
- 100 foot clear span; 20 foot eave height
- Interior clear
- Awnings over truck doors
- Loading dock and at-grade truck doors
- 4 each – 12 x 16 foot at-grade doors
- 2 each – 8 x 10 foot loading dock doors
- Truck loading area exterior lights
- Insulation – R19 walls and roof

Office located to the left of the industrial building

Utilities

- 6-inch fire main
- 6-inch sewer service
- ¾-inch potable water service
- 4-inch natural gas
- Fiber/telecom – custom
- Power – 400 Amp/480V



15,600 sq. ft. office space

Office Building Specifics

- 15,600 square foot available for one or many businesses
- Zoned industrial (I-2)
- Wired for voice and data
- PBX telephone system can be included
- Plug and play environment
- Furnishings available
- Conference rooms
- Kitchens and restrooms
- Plentiful on-site parking
- Handicapped accessible



Kitchen

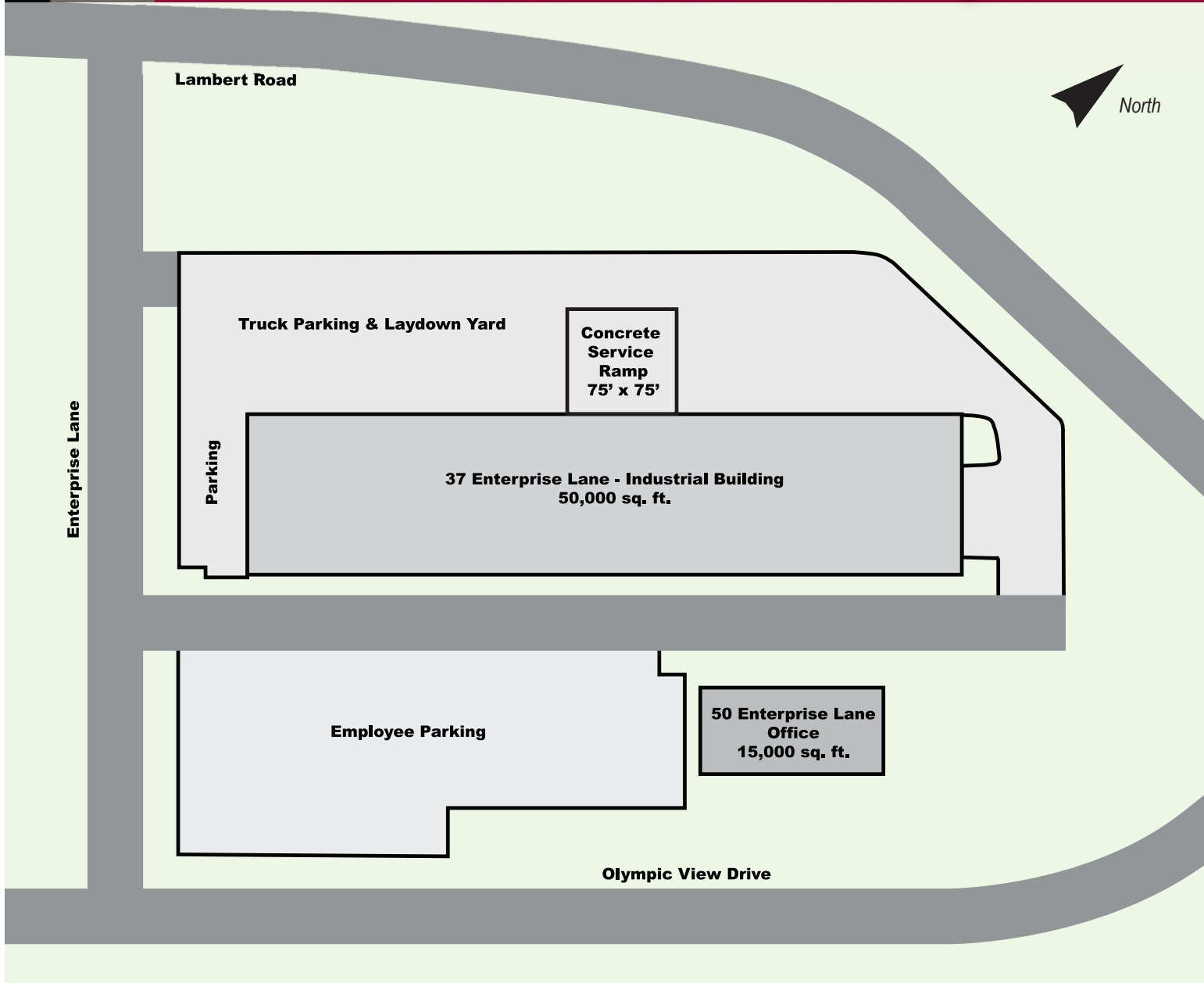


Office interior upstairs

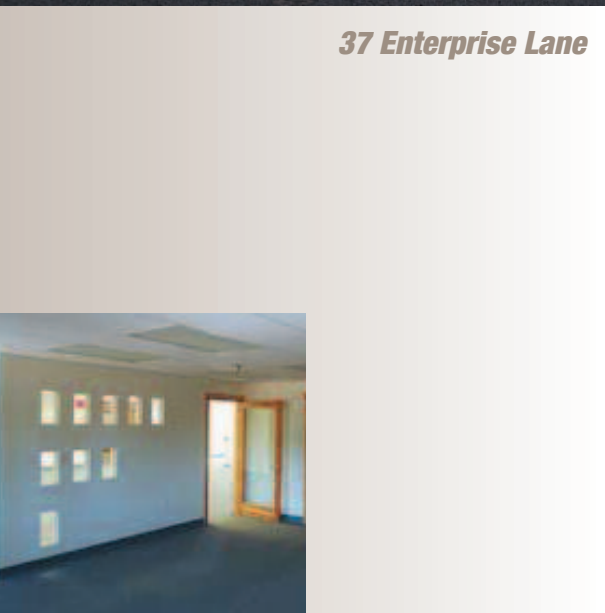
satsop.com



Southwest Washington's Award-Winning Business Park



Industrial and Office Complex



37 Enterprise Lane

50 Enterprise Lane



Satsop Development Park is a 1,700-acre mixed-use business and technology park located in scenic Southwest Washington near the state capitol of Olympia and the I-5 corridor.

We have just the place for you!



Truck parking and laydown yard

Please contact us for the latest information on availability and rates.

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