



EQT | EXETER



Exeter I-5 Gateway – Building 1

Winlock, WA

Building Size: 903,700 SF | 903,700 SF of Industrial Space Available

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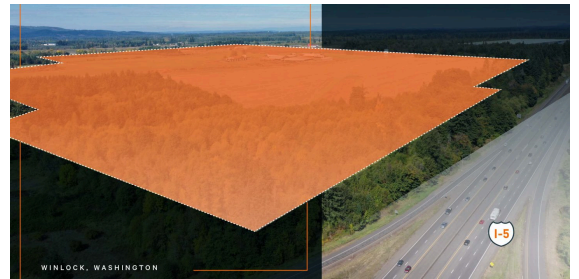
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Building Specifications

- Industrial space available
- 903,700 SF total building size
- 903,700 SF available size
- Build to suit office
- Perimeter concrete tilt-up walls, chamfered and caulked both sides
- 135' truck court
- 179 dock-high doors
- 4 grade Level doors
- 40' clear height
- 488 car parking spaces
- 305 trailer Parking
- 56' X 50' w/ 60' speed bay
- 60 mil reinforced TPO
- 7" reinforced concrete slab (#4 @ 24" OCEW) @ 4000PSI
- Freeze protection warehouse heating
- Power as needed
- ESFR
- LED warehouse lighting to 30 FC at 36" AFF SKYLIGHTS
- 4' x 8' skylights for 1% of roof area



Additional Information

SITE AREA: 200.33 acres

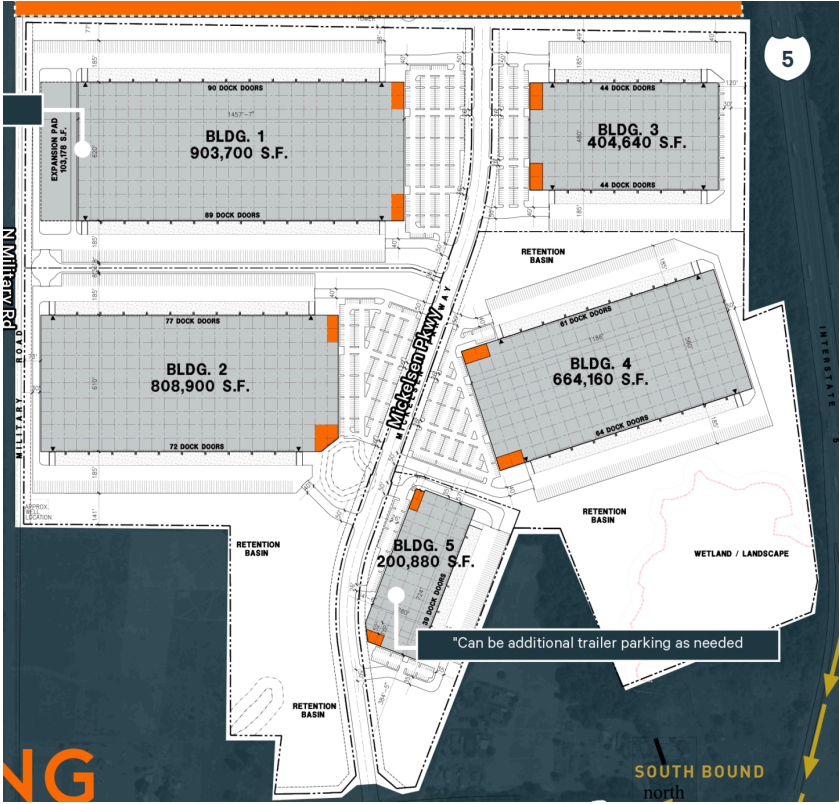
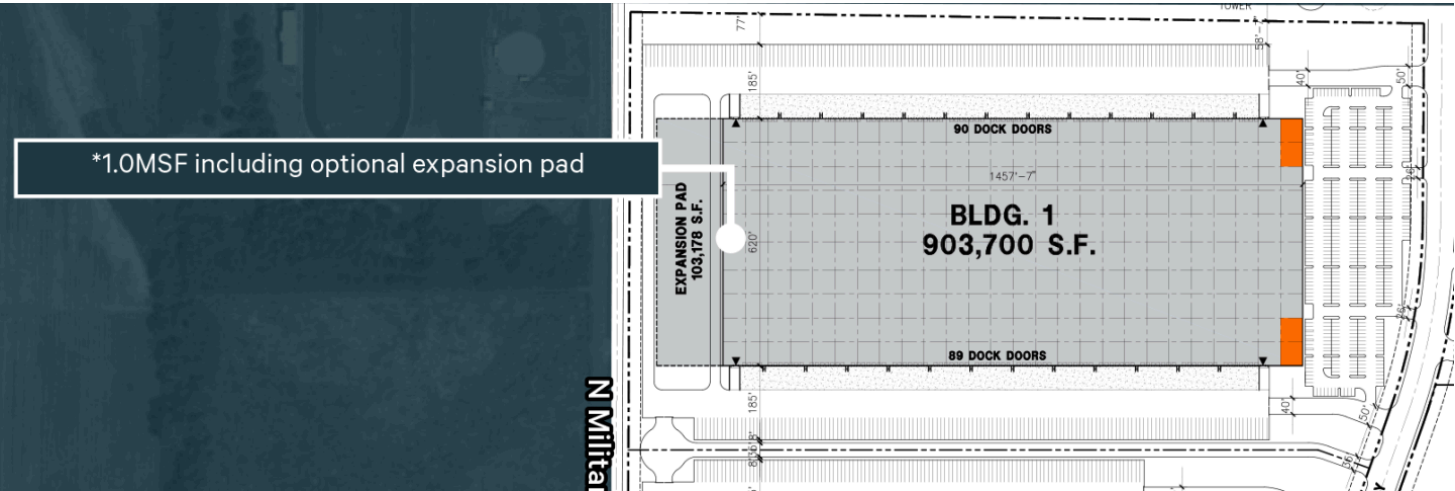
ZONING: Light Industrial (LI), Lewis County

WAREHOUSE: 5 buildings, ±3 MSF

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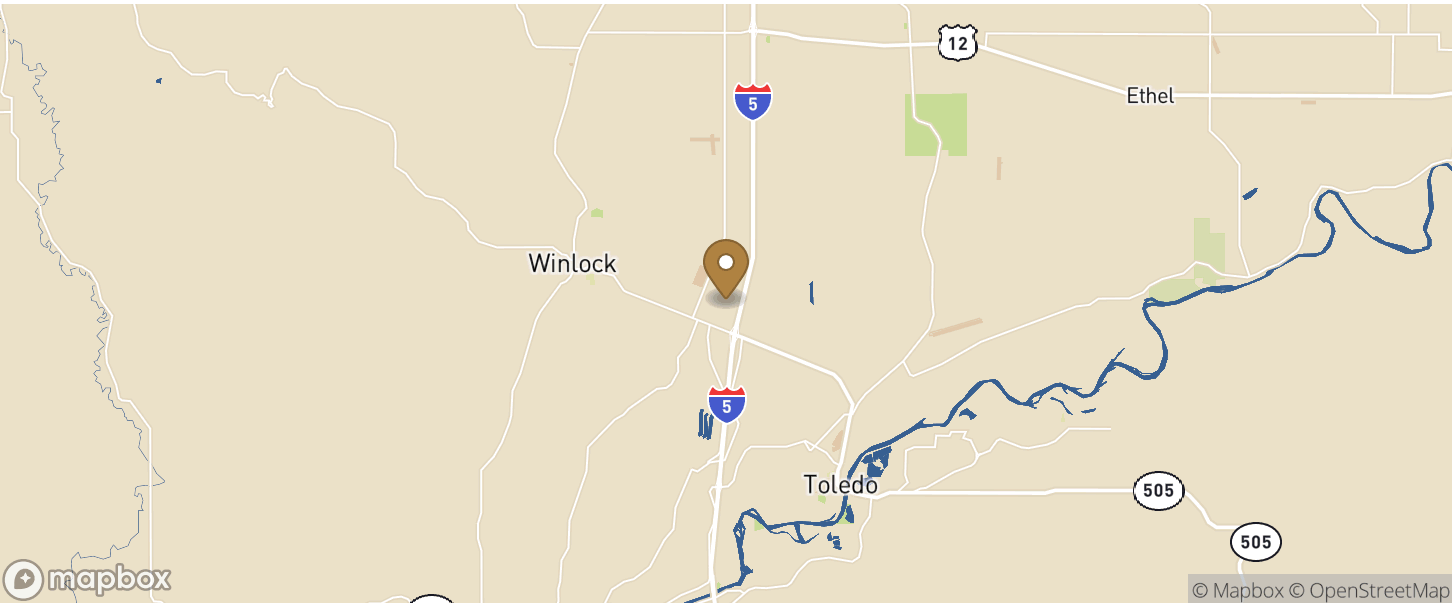


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Location



Population

WITHIN 10 MILES

| | |
|---------------------------------|--------|
| Total Population | 24,577 |
| Total Labor Force | 4,234 |
| Unemployment Rate | 11.60% |
| Median Household Income | 65,241 |
| Warehouse Employees | 143 |
| High School Education Or Higher | 71.74% |