



EQT | EXETER



Exeter I-5 Gateway – Building 3

Winlock, WA

Building Size: 404,640 SF | 404,640 SF of Industrial Space Available

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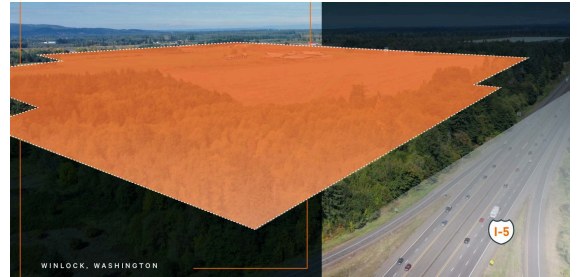
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Building Size: 404,640 SF | **Building Availability:** 404,640 SF

Building Specifications

- Industrial space available
- 404,640 SF total building size
- 404,640 SF available size
- Build-to-suit office
- Perimeter concrete tilt-up walls, chamfered and caulked both sides
- 40' Clear Height
- 56' X 50' w/ 60' speed bay
- ESR
- Power as needed
- 88 dock-high doors
- 4 grade level doors
- 135' truck court depth
- 274 car parking spaces
- 160 trailer parking
- 60 mil reinforced TPO
- R-38 insulation
- 7" reinforced concrete slab (#4 @ 24" OCEW) @ 4000PSI
- Freeze protection warehouse heating
- LED warehouse lighting to 30 FC at 36" AFF
- 4' x 8' skylights for 1% of roof area



Additional Information

SITE AREA: 200.33 acres

ZONING: Light Industrial (LI), Lewis County

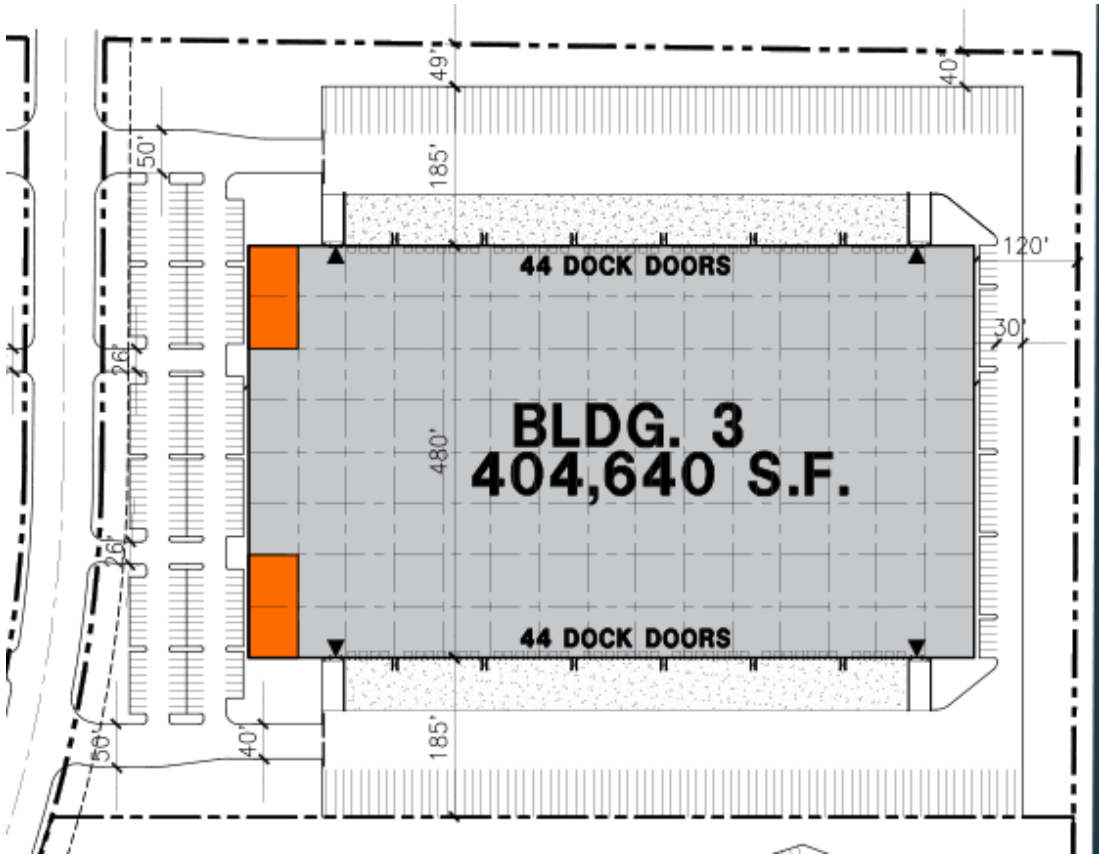
WAREHOUSE: 5 buildings, ±3 MSF

TIMING: Mass Grading has Begun – Can Deliver as early as July 2023

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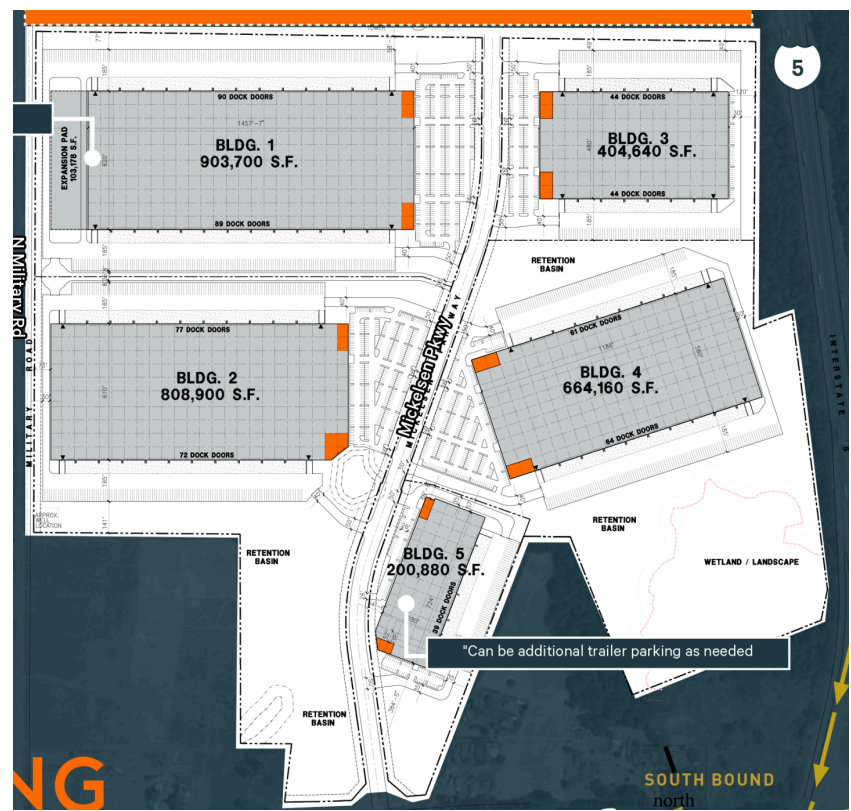
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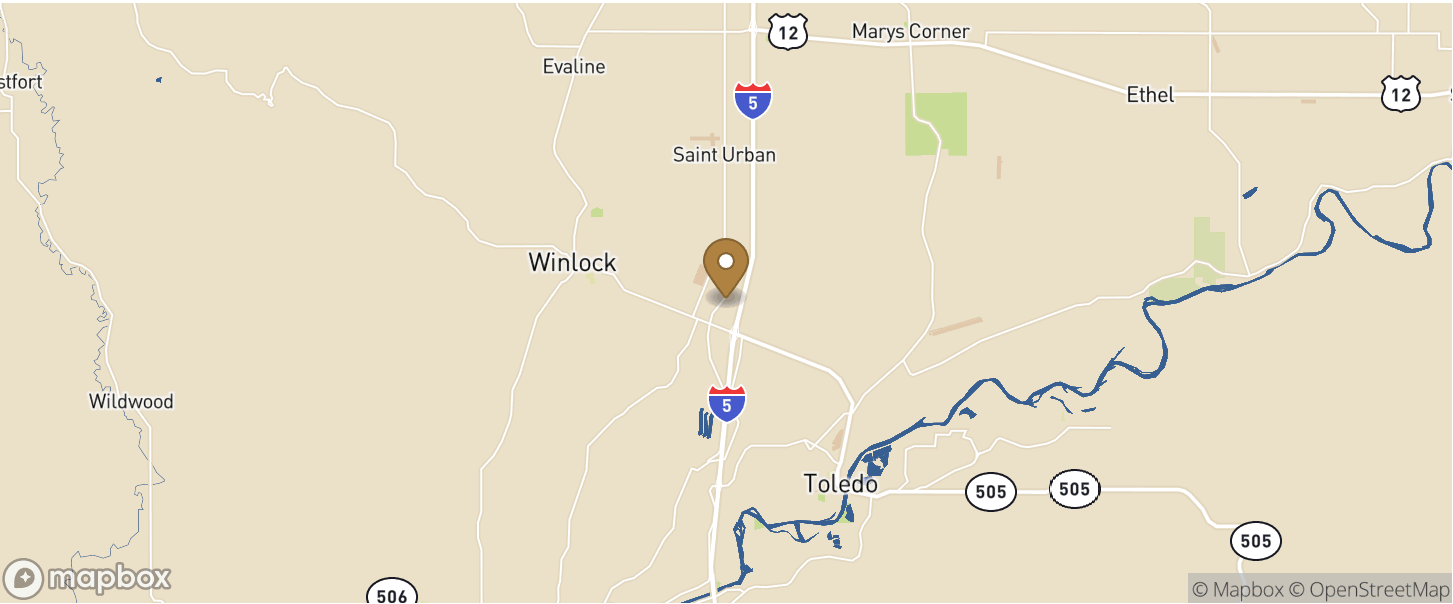
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Location



Population

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ACCESS AND LABOR FORCE	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%