

BLUE MOUNTAIN STATION FOOD PARK—Building 2



710 Artisan Way
Dayton, WA 99328

1,500 SQ. FT.

For more information:
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Features

Lot Size	N/A
Additional Acreage	N/A
Multi-Tenant Building	Yes— 4 tenant suites
Number of Buildings	1
Property Type	Commercial
Previous Use	New construction
Parking	Yes—Tenant and customer

Availability

Sale Price	N/A
Lease Price	+/- \$.40 to \$.45 per sq ft before tenant improvements
Lease term	5-year negotiable
Total Square Feet	1,500
Available Square Feet	1,500
Subdividable	Upon approval

Construction

Floor	6" concrete
Walls	Exterior: 10" insulated to approximate R44
Construction Date	2017
Air/Heating	Designed for tenant/mini-split, energy-efficient units
Access/Loading	3'x7' entry door/12'x12' overhead door in rear
Ceiling Center Clearance	22'
Side Wall Height	16'
Bay width	30'
ADA Restroom	Yes
Sprinklers	No

Transportation

Interstates	I-182 (61.1 miles) I-84 (71.0 miles) I-82 (78.3 miles)
US Highways	US-12 (adjacent) US-395 (62.2 miles)
State highways	WA-124 (13 miles) WA-261 (14 miles) WA-127 (22 miles)
Railroads	Frontier Rail (onsite) - siding to be constructed on property in 2017
Airports	Walla Walla Airport (ALW) - 27 miles Tri Cities Airport (PSC) - 61 miles Lewiston-Nez Perce County Airport (LWS) – 70.1 miles Eastern Oregon Regional Airport (PDT) – 75.7 miles Spokane International Airport (GEG) – 129 miles

Utilities

Electricity Supplier	Pacific Power
Water Supplier	City of Dayton , Washington/Billed by lessor
Wastewater Supplier	City of Dayton , Washington
Telecom/ Fiber Optic Supplier	Wholesale providers— CenturyLink & NoaNet Fiber optic Retail providers— CenturyLink , Touchet Valley Television , Columbia Energy, LLC

Other

This is the second building in the 21-acre [Blue Mountain Station](#) food park. It is located on land owned by the [Port of Columbia](#) but this building is owned and managed by Tucannon Development, LLC . Though the project is geared towards agritourism and food and beverage production, permitted uses are quite liberal including retail operations. An onsite, co-op owned natural foods market is available for product sales and the food park hosts multiple food-related events during the year. The Port of Columbia offers additional business support and resources as well as marketing for the entire food park.

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