

Satsop

Business Park

A FACILITY OF THE  PORT OF GRAYS HARBOR



PKS North Warehouse

MOVE-IN READY

9,000 SF includes 840sf Office

35 TOWER BLVD., ELMA, WA

BUILDING DIMENSIONS:

- 150' x 60'
- Warehouse: 8,160 SF plus mezzanine over office
- Floors: 4" concrete
- Walls: Metal siding over steel
- Roof: Metal roof with insulation
- Ceiling Height: 14'-4" at eaves and center under beams, 8' in office area
- Fire Protection: Sprinkle system
- 13'h x 12'w roll-up truck access door
- Built in 1979

UTILITIES:

- **Water:**
 - Domestic: 2" service
 - Raw: Up to 1666 gpm
- **Electrical:**
 - 480 volt, 3-phase, 200 amp main breaker panel
 - 240/120 volt, 3 phase, 100 amp DELTA sub panel
- **Wastewater:** Satsop Business Park Sewer Plant
 - 50,000 gpd
- **Natural Gas:** 4" line
- **Communications:** Fiber or voice-grade copper available in all areas



Sized to fit the needs of your growing business!
Includes outdoor storage.

[see reverse for more info]



FOR MORE
INFORMATION
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Infrastructure to Meet Industrial Demands

The Park's Unique Heritage Provides Strength, Versatility and Stability



Satsop offers plentiful space, complete utilities, cooling water, industrial water supply and natural gas

- Upland development with imported compacted fill for building sites
- Multiple heavy-duty access roads above 100-year flood plain
- Installed underground utilities for fire protection, water, sewer, phone and fiber
- Access to Chehalis River for shipping via recently renovated industrial-sized barge slip
- Road to barge slip built and tested to a 900-ton load capacity



Key Infrastructure Features:

- Natural gas 20" and 4" lines to site
- 496' natural draft cooling tower with a 24.4 acre-feet cooling pond basin; potential heat exchange capacity is 6.8 billion BTU/hour with spray header distribution to tower
- Multiple diverse fiber routes serving the park with various providers
- Two on-site power switch yards with redundant 115kV BPA feeds, 41.5 MVA main transformer with back-up and 12.5kV site distribution system
- Secure water rights to 6.9 mgd of industrial water
- Fire protection and potable water storage totaling 1,030,000 with capacity to pump 10,000 gallons per minute
- Wastewater treatment plant - 50,000 gallons per day - sized for a workforce of 5,000
- Seismically stable location



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Where to Grow,
Satsop Business Park

Satsop Business Park is a 1,700-acre mixed-use business and technology park located in scenic Grays Harbor County in Southwest Washington just 30 minutes from Olympia and the I-5 corridor.