

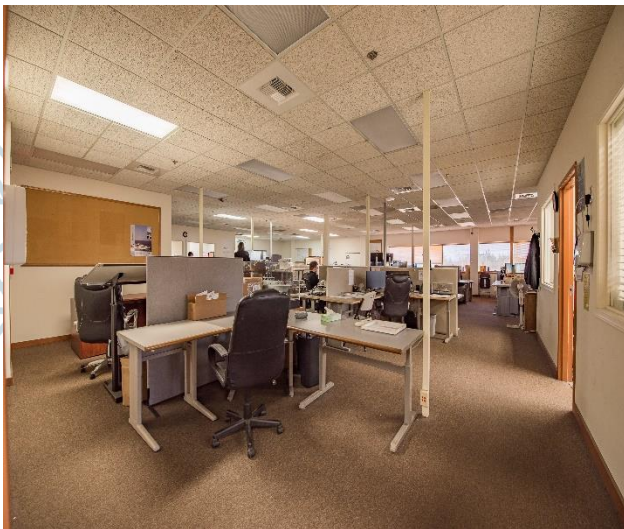
# THE PORT OF PORT ANGELES

## THE 1010 BUILDING 93,000 Square Foot Available



***This unique 93,000 square foot manufacturing space has unlimited possibilities.***

- Port Angeles is strategically located on the Strait of Juan de Fuca between the Pacific Ocean and Puget Sound.
- 93,550 sf turn-key manufacturing building with two paint booths and finish rooms.
- Main office of 12,500 sf includes private offices, conference rooms, design space, kitchen, shower.
- Rent credit/economic incentives based on job creation, deferred rent during ramp-up phase.
- The Port will offer competitive lease rates for available land on this industrially zoned property.
- The Port Angeles area offers support services and a dedicated workforce.



# One of Largest Manufacturing Spaces West of the Sound!



The 1010 building with 93,000 square feet of manufacturing and office space is a rare space west of the Puget Sound. The Port of Port Angeles will collaborate with you to ensure that the support services vital to your company are nearby.

The 1010 buildings include:

- A total of 93,000 Square Feet
- Existing manufacturing, office and storage
- Facility is located adjacent to the Fairchild International Airport
- 2 Paint booths with current permits
- Potential improvements to facility performed by Port of Port Angeles with agreeable lease term

#### Key Information:

Transaction type: Lease

Project Name: 1010 Building

Location: 2140 West 18<sup>th</sup> Street, Port Angeles, WA

Property size: 93,000 Square Feet

Pricing parameters: TBD

For more information about business development and leasing opportunities, please contact Caleb McMahon: [Calebm@portofpa.com](mailto:Calebm@portofpa.com) | Direct: 360.457.3366 | Cell: 870.209.3165