



FOR SALE
49,000 SF

**AGRICULTURAL TECH
PRODUCTION FACILITY**

**LICENSED, TURNKEY PRODUCTION
FACILITY IN A CLOSED-LICENSE STATE**

**7897 RANDOLPH RD NE
MOSES LAKE, WA**

CBRE



PROPERTY OVERVIEW

For Ag-Tech producers seeking a state-of-the-art, compliance-ready production facility, look no further. 7879 Randolph Rd is a secure, strategically situated property meticulously designed for controlled environment agriculture-engineered from the ground up for efficient, high-yield grow operations.

With a robust suite of purpose-built infrastructure and a cannabis license available, this scalable facility is primed to support vertically integrated operations of any scale. Set on a sizeable, zoning-approved plot, there is genuine room to expand as your business grows.

Between the optimized workflow layout, existing infrastructure, and prime corridor location, this turnkey facility is positioned to generate revenue from day one-a rare opportunity for the serious operator ready to hit the ground running.

PROPERTY HIGHLIGHTS

- 2.1 MW transformer on-site
- Full wet sprinkler system
- Electricity cost: 3-4 cents per kWh
- Cannabis license available with purchase
- Airport located ~1 mile away
- Triple security system & barbed fence
- UV HEPA filters at entryway with air lock
- Harvesting and Planting rooms
- Building design to accommodate expansion
- Located in Duty-Free zone
- “Water Brain system”
- Office space for 12 people, 3 private offices, conference room, lunch area

PROPERTY OVERVIEW

Address	7897 Randolph Rd NE, Moses Lake, WA
BLDG SF	49,000 SF
Lot SF	9.81 AC
Parcel #	312079000
Zoning	HI
Asking Price	\$16,000,000
Per SF	\$326
Per Land SF	\$37.50



Fully
Sprinklered



2.1 MW
transformer on site



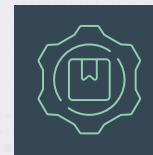
Triple Security
system



High spec environment
control systems



Updated
HVAC



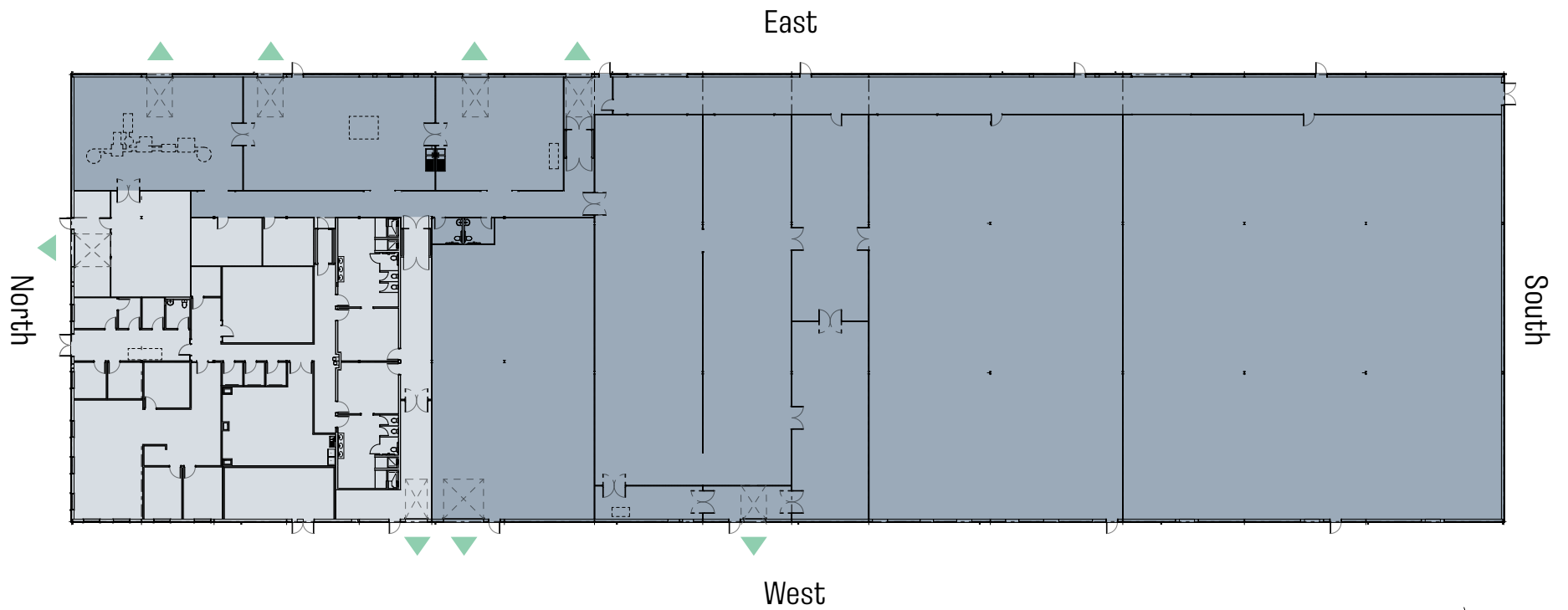
Ample power &
water capacity

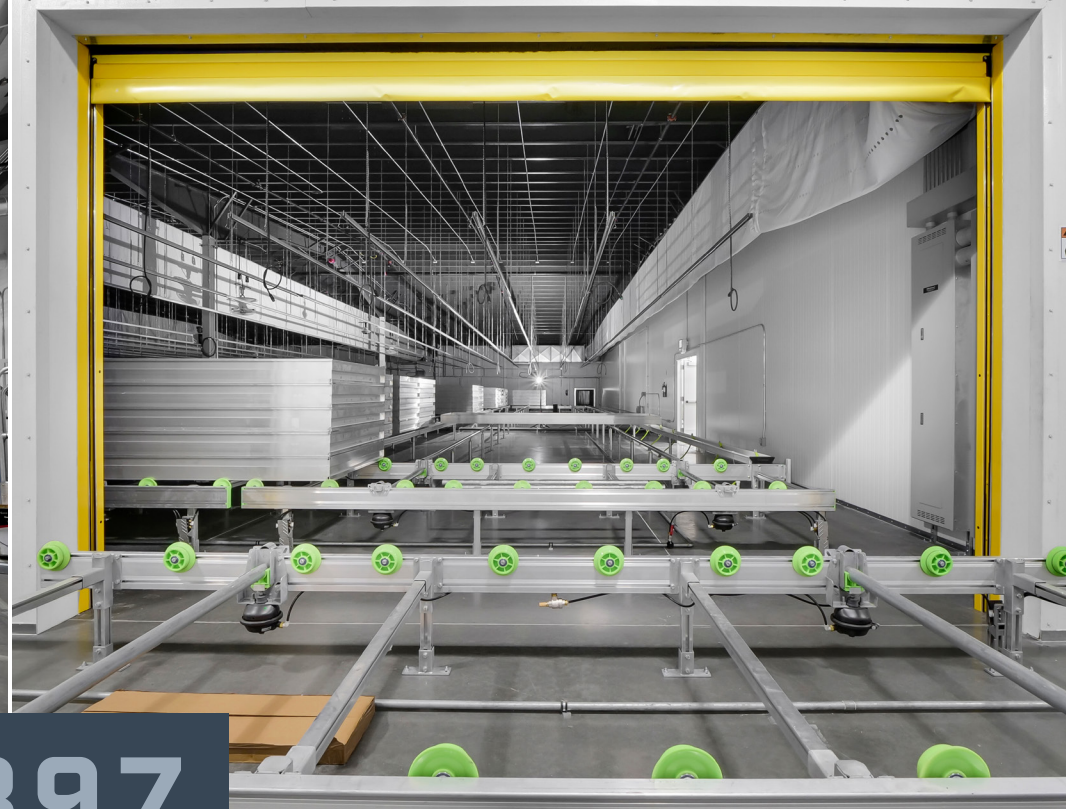
FLOOR PLAN

 Loading Door

 Office

 Warehouse





7897
RANDOLPH RD NE



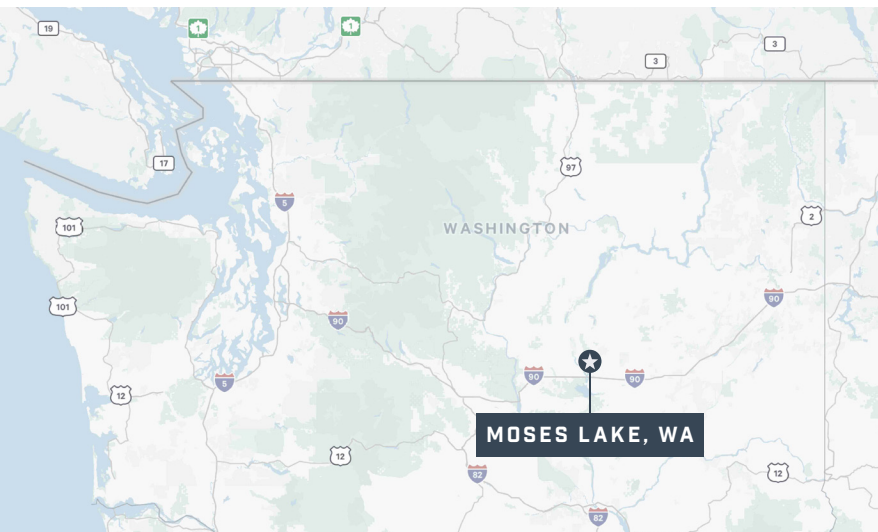
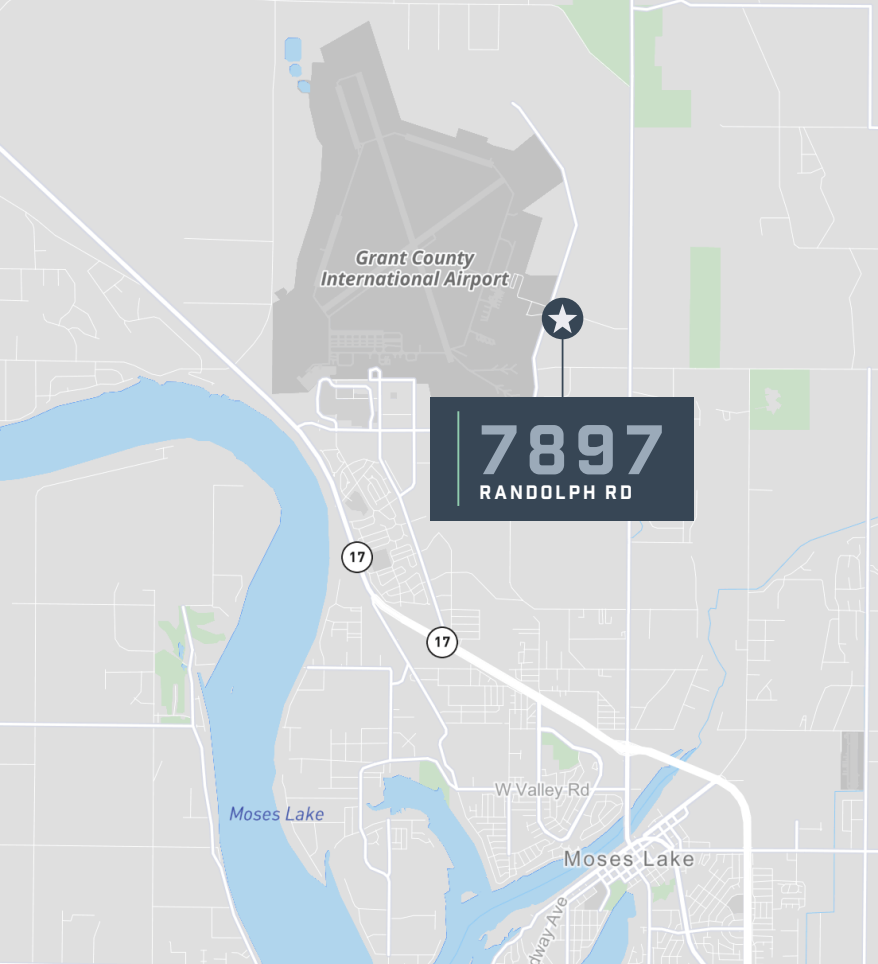
AERIAL VIEW



Location summary for Moses Lake:

Moses Lake, Washington is a growing industrial hub in Eastern Washington, known for its wide-open landscape, affordable operating costs, and an unusually strong supply of clean, low-cost hydropower, an advantage that has attracted major manufacturers ranging from carbon-fiber producers to next-generation battery companies. Cheap and plentiful electricity from the Columbia River system has long been one of the region's defining strengths, drawing energy-intensive industries that depend on reliable, low-emissions power to keep costs down and meet global sustainability standards. Today, that same energy advantage is fueling a wave of high-tech investment, including large EV-battery materials plants that chose Moses Lake specifically for its affordable hydropower, industrial-zoned land, and pro-business environment, helping transform the city into a "phenomenal little hub" for advanced manufacturing in the Pacific Northwest.

DEMOGRAPHICS



DEMOGRAPHIC COMPREHENSIVE

1 MILE

2 MILES

3 MILES

Population

2025 Population - Current Year Estimate	8	889	7,121
2030 Population - Five Year Projection	8	904	7,356
2020 Population - Census	11	905	6,714
2010 Population - Census	12	910	6,522
2020-2025 Annual Population Growth Rate	-5.89%	-0.34%	1.13%
2025-2030 Annual Population Growth Rate	0.00%	0.34%	0.65%

Household Income

2025 Average Household Income	\$99,494	\$100,108	\$81,102
2025 Median Household Income	\$0	\$68,299	\$61,061
2025 Per Capita Income	\$30,178	\$31,060	\$27,050

Place of Work

2025 Businesses	14	57	119
2025 Employees	508	2,049	3,261

7897

RANDOLPH RD NE
MOSES LAKE, WA



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