

ELLENSBURG OFFICE & WAREHOUSE

FOR LEASE

**New Winco
Distribution
Center**

- 5,012 SF Office Space
- 5,696 SF Warehouse



Anderson Rd

Umptanum Rd



SBP

BEN FAUBION

STEVEN BENJAMIN PROPERTIES, LLC

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JOSH CARLSON

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(509) 370-0016 • JCARLSONRE@GMAIL.COM

ROAD MAP AND TRAFFIC

ELLENSBURG, WA



*Buyer to Verify All Information



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OFFICE AND WAREHOUSE

ELLENSBURG, WA



Building	Square Feet	PSF
Office Space	5,012	\$16
Warehouse Space	5,696	\$12

- Total Rent Per Month: \$12,378.67
- Annual Rent: \$148,544.00
- NNN Lease
- Option to Renew
- Located Across the Street from New Winco Distribution Center

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OFFICE FLOOR PLAN

ELLENSBURG, WA

North Building Ground Floor
Feb 2026



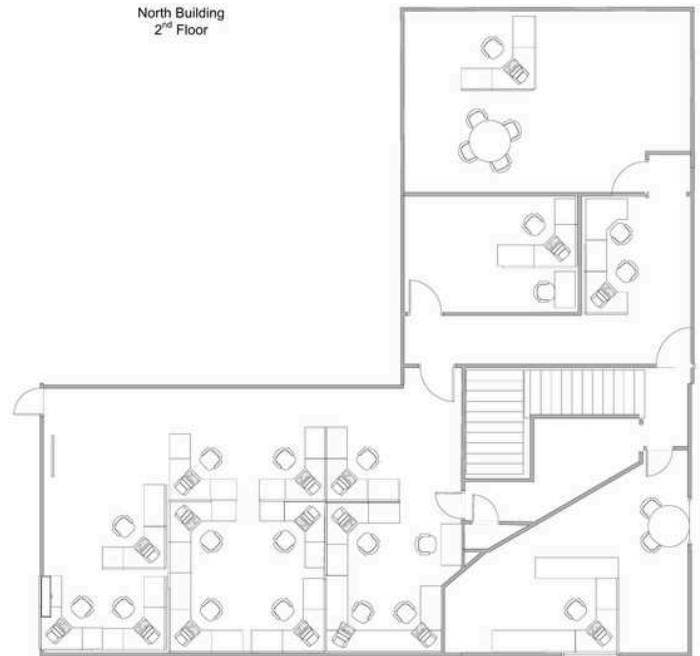
Ground Floor

- Reception
- Conference Room
- Cubicle Office Space
- 2 Restrooms

Second Floor

- Cubicle Office Space
- Break Room

North Building
2nd Floor



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OFFICE FLOOR PLAN

ELLENSBURG, WA



- Front / West Side of Building



- View from NW
- Winco Property Across the Street



- View from NE



- 4 Loading Bays

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ANDERSON RD WINCO DEVELOPMENT

ELLENSBURG, WA

Located Directly Across the Street from Property



- Sidewalks, Gutters & Utilities Installed Along Anderson Rd



- One Million SF Distribution Center
- 234 Trucks Trips Per Day Coming Out of Winco Facility



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