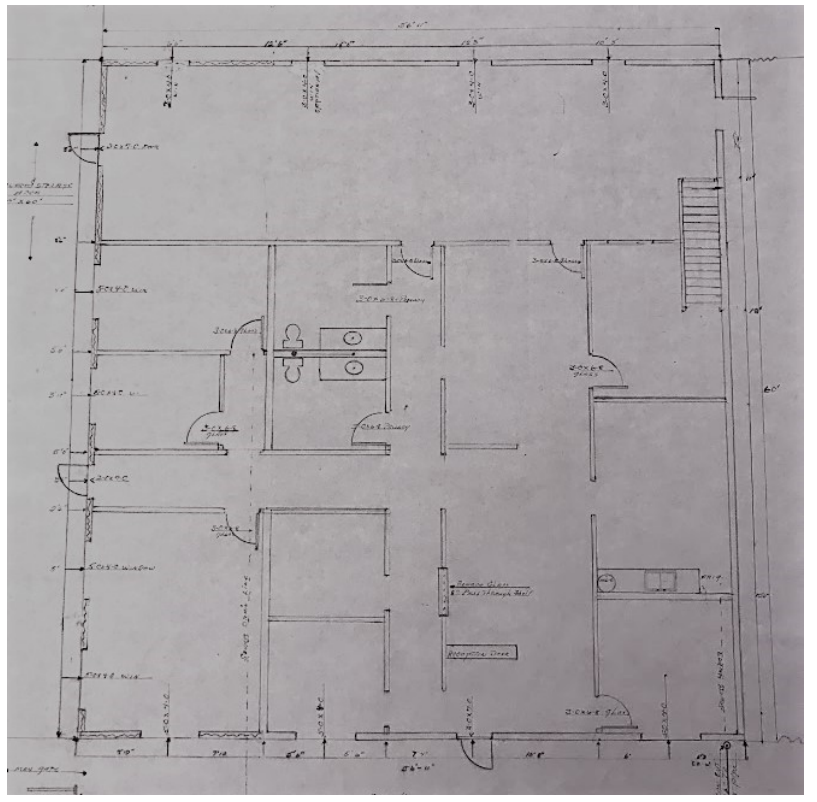


## Industrial Building #5— Bay A



**517 Cameron Street  
Dayton, WA 99328**

3360 Square Feet

For more information:

[angela@portofcolumbia.org](mailto:angela@portofcolumbia.org)

509-382-2577

### Features

Lot Size	n/a
Additional Acreage	n/a
Multi-Tenant Building	3 tenant bays
Number of Buildings	1
Property Type	Zoned fringe commercial / light industrial
Previous Use	Office space
Parking	Includes 72'x144' fenced parking lot and parking area in front of building
Building Features	Five offices, reception desk, tech room, copier room, kitchen, conference space, two restrooms (one with shower), attic storage space

### Availability

Sale Price	n/a
Lease Price	\$1516 per month (includes 12.84% leasehold tax)
Total Square Feet	3360
Available Square Feet	3360
Subdividable	Yes—upon approval

### Construction

Floor	6" Concrete
Exterior Walls	2x6 Frame with 6" insulation
Air / Heating	HVAC
Ceiling Center Clearance	8'

### 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	Siding access (1/4 mile)
Airports	<a href="#">Walla Walla Airport (ALW)</a> - 27 miles
	<a href="#">Tri Cities Airport (PSC)</a> - 61 miles
	<a href="#">Lewiston-Nez Perce County Airport (LWS)</a> – 70.1 miles
	<a href="#">Eastern Oregon Regional Airport (PDT)</a> – 75.7 miles
	<a href="#">Spokane International Airport (GEG)</a> – 129 miles

### Utilities

Electricity Supplier	<a href="#">Pacific Power</a> (tenant expense)
Water Supplier	<a href="#">City of Dayton</a> , Washington (tenant expense)
Wastewater Supplier	<a href="#">City of Dayton</a> , Washington (tenant expense)
Garbage removal	<a href="#">Basin Disposal Inc</a> (tenant expense)
Telecom / Fiber Optic Network	<a href="#">Wholesale providers—CenturyLink &amp; NoaNet Fiber optic</a>
	<a href="#">Retail providers—CenturyLink, Touchet Valley Television,</a>
	<a href="#">Columbia Energy, LLC</a>

### Other

This building is located in Rock Hill Industrial Park, which is owned and operated by the Port of Columbia. As the lead economic development organization in Columbia County, the Port of Columbia offers additional business support and resources to Columbia County businesses.

For more information about living and working in Columbia County, visit

[www.choosecolumbiacountywa.com](http://www.choosecolumbiacountywa.com)