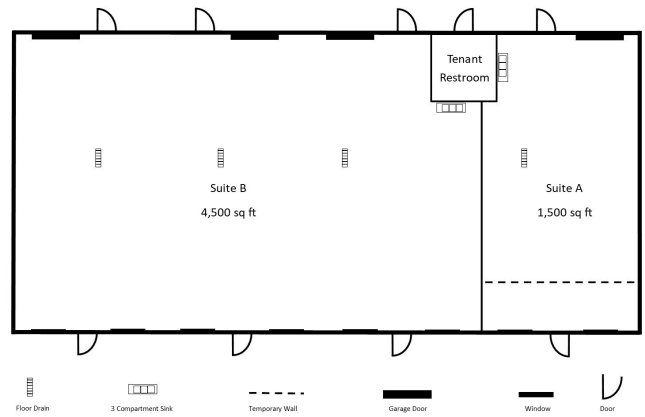




BMS #2  
710 Artisan Way, Dayton, WA

map not to scale



**BMS #2 - For Lease**  
**710 Artisan Way, Dayton WA**  
**Located at Blue Mountain Station**

**Building Description:**

- The entire building is 6,000 square feet with 4 rear facing overhead doors, 8 forward facing windows, 8 outside man doors, and 4 trench floor drains.
- This building is currently split into 2 suites. It could possibly be split into 4 equal sized suites of 1,500 sf each.
- Suite A is 1,500 square feet with 1 overhead door, 2 windows, a trench floor drain, a stainless steel 3 compartment sink, and a temporary wall set up as a tasting room. This suite has HVAC. This suite's lease rate is **\$902.72** per month (\$800.00 plus 12.84% leasehold tax).
- Suite B is a 4,500 square foot open area, with 3 overhead doors, 6 windows, 3 trench floor drains, and a stainless steel 3 compartment sink. This suite does not have HVAC at this time. This suite's lease rate is **\$2,087.54** per month (\$1,850.00 plus 12.84% leasehold tax). *If HVAC is added by the Port, rent will be **\$2,708.16** per month (\$2,400.00 plus leasehold tax).*
- Shared use of tenant restroom.
- Ample 110 and 220 voltage outlets distributed throughout spaces.
- 3 phase power, 120/208volts.
- Use of Blue Mountain Station's commercial kitchen at reduced rate.
- Access to shared forklift.
- Ample parking in front and rear of the building.



**Utilities:**

- Tenant to pay all utilities. Service providers include Pacific Power, Basin Disposal, and the City of Dayton. Tenant has a choice of Fiber Internet provider.

**Transportation Access:**

- Artisan Way is adjacent to Highway 12, a two-lane state highway.
- Nearest airport is in Walla Walla, 30 miles southwest.

**For more details or to view this space contact the Port of Columbia**  
**tracy@portofcolumbia.org or 509-382-2577**