

Walla Walla Regional Airport

Airport District

800 A Street

AS IS – WHERE IS



Size & Building

Building located at 800 A Street

- 1,450 square feet
- 280 square foot cargo container for storage
- Hanging Electric Heaters
- Overhead Door: 7' H x 8' W
- 1" Water Meter Service
- 200 AMP Electricity
- Restroom
- 3 offices
- Window AC units
- Shop space

Monthly Rent

- Monthly Base Rent = \$605.00 plus Washington State Leasehold Tax of 12.84%.
- Base lease rent increases by 2% annually.

Utilities

1" Water Line Service

\$	38.00	Monthly Base Water Fee + 12.84% Washington State Leasehold Tax
\$	45.00	Monthly Base Sewer Fee + 12.84% Washington State Leasehold Tax
\$	0.75	Per 100 cubic feet for Water Consumption
\$	3.54	Per 100 cubic feet for Sewer Consumption (based on water use)

- Water meter read on a monthly basis.
- All other utilities through the local utility companies and Lessee to create account for each.

Surety Deposit

- Tenant to pay 1-month surety deposit at lease signing. Surety = \$688.00.
- Airport to keep money on file during duration of lease.
- Refund ONLY upon move-out with no building issues.

Insurance

Lessee shall provide airport with Insurance Certificate, naming Port as “additional insured” evidencing Commercial General Liability as specified in the lease agreement. Minimum requirements listed in lease agreement.

Other

- Maintain mowing/weed spraying 10’ around building.
- Maintain gravel parking area.
- Additional land lease opportunities if more space needed.
- Building permits for remodel through Walla Walla County Building & Planning Dept.

Location

