



## The Green Pit, LLC

10 NE Cascade Ave. East Wenatchee, Wa. 98802 Baker Flats Industrial Park

Industrial Space Lease Opportunity

Presented by Bret Pittsinger 509-668-2751 bret@vandorensales.com

### **Property Overview**

Total Space: 10,000-16,640 sq ft

Ceiling Height: 22'

Construction: Tilt-up concrete walls

Climate Control: Heated floors & AC

Availability: Early 2026

Lease Terms: Estimated \$1.15/sq ft for 5-year lease

### Features & Amenities

Common Storage: 14,000 sq ft available

Parking: Dedicated spaces

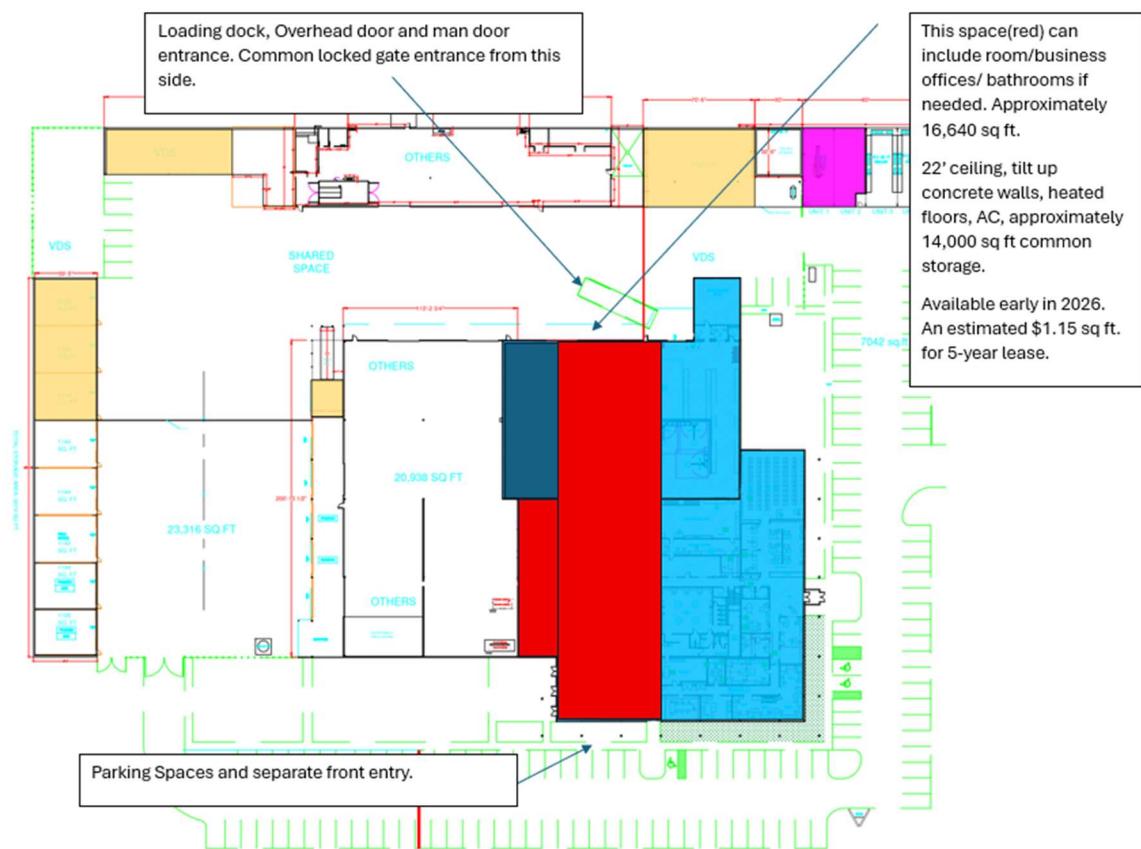
### Access:

- Separate front entry
- Loading dock
- Overhead door (14' x 20')
- Man-door entrance
- Common locked gate

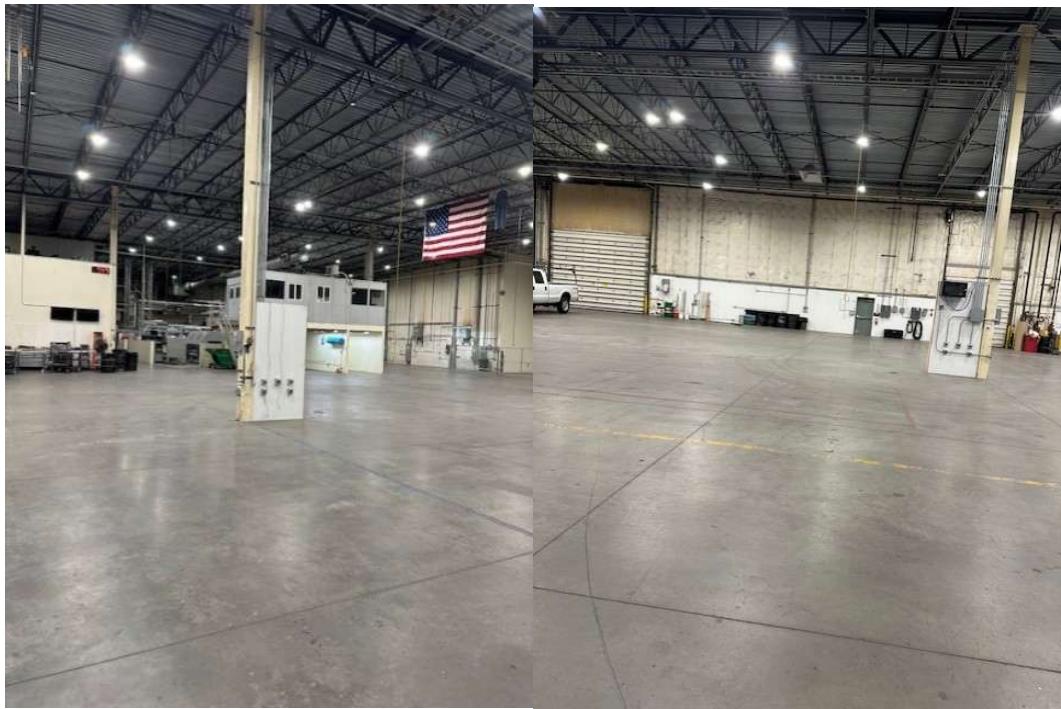
Also additional Flexible Use Options

Space can be customized to include:

- Business offices, bathrooms, lunchroom, conference room



Highway 97-----



Space available immediately