

# OFFERING MEMORANDUM



**FOR SALE  
OWNER/USER OR INVESTMENT  
INDUSTRIAL BUILDING**

1500 W 1<sup>st</sup> Street - Cheney, WA 99004

## ALLPACK BUILDING

Purchase Price: \$7,500,000

Price Per Square Foot: \$66.67 (35% of replacement cost)

Current Cap Rate: 6.0%

Total Building Size: ±112,501 RSF

Parcel Size: 10.08 acres

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# SINGLE OWNER/USER OR INVESTMENT INDUSTRIAL BUILDING

1500 W 1<sup>st</sup> Street  
Cheney, WA 99004

The Allpak Building in Cheney, WA, is a ±112,500 square foot manufacturing facility that was originally built in 1982 as a microchip manufacturing plant for Honeywell. The building features heavy power, concrete walls and concrete roof trusses, a site of 10.08 acres.

Allpak's current lease is "absolute net" in that all repairs and operating costs are the responsibility of the tenant. The interior of the building is in good shape and recent exterior improvements include a new roof (completed in 2017), new exterior paint (completed in 2019).



## PROPERTY DETAILS

<b>Purchase Price:</b>	\$7,500,000
<b>Price Per SF:</b>	\$66.67 ( <i>35% of the replacement cost</i> )
<b>Current Cap Rate:</b>	6.0%
<b>2025 Assessed Value:</b>	\$5,835,130
<b>2025 RE Taxes:</b>	\$63,633
<b>Building Size:</b>	±112,501 SF
• <b>Office:</b>	±12,318 SF
• <b>Warehouse:</b>	±100,183 SF
<b>Parcel Size:</b>	±10.08 Acres
<b>Zoning:</b>	LI-Light Industrial
<b>Parcel Number:</b>	13232.0086
<b>Parking:</b>	±320 Stalls (2.9/1,000)
<b>Year Built:</b>	1982
<b>Est. Clear Height:</b>	14' to underside of piping
<b>Loading Doors:</b>	4 Dock Doors & 3 Grade Level Doors
<b>Power:</b>	Estimated 11,000 amps
<b>Construction Type:</b>	Concrete foundation with concrete tilt up perimeter walls & concrete roof trusses. The building is sprinklered and has column spacing of 50'x50'

# ALLPAK LEASE SUMMARY

## CURRENT LEASE DETAILS

Lease Rate: \$0.33 PSF/Month

\*Increases: 2.5% Annually

Lease Type: Absolute Net

Lease Term: December 31st, 2026



The building is currently leased to Allpack Container, LLC, the long-term tenant on the property, who is vacating in February/March 2024. Allpack was purchased by Golden West Packaging Group in 2019. With a lease that extends through December of 2026, a new owner can purchase the asset to either reposition for a new tenant and still enjoy the income stream from the current lease or occupy the building for their own use and terminate the Allpack lease.

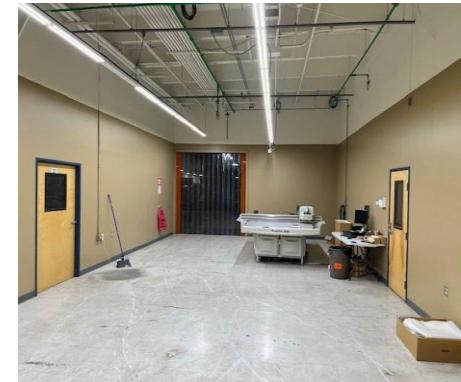
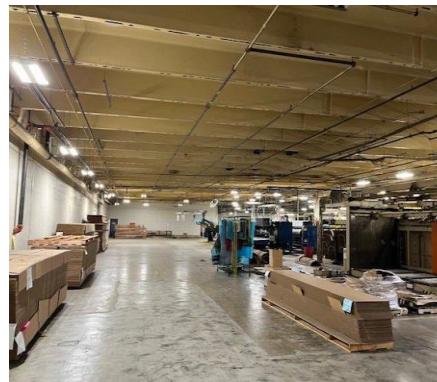
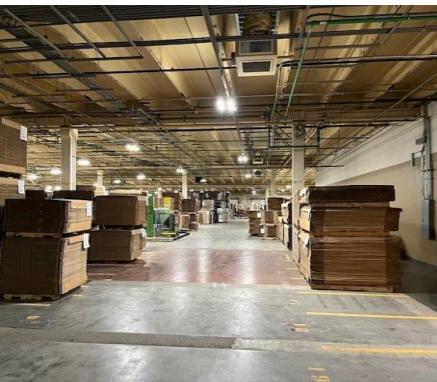
With a price that is significantly under replacement value and a construction type that is better than most new industrial properties, a new owner can realize significant value as an investment. The current rent of .33/sf is well below market for 2<sup>nd</sup> and 3<sup>rd</sup> generation space in the Greater Spokane market that is currently \$0.45 - \$0.60 PSF. Newer properties are \$0.70 - \$0.80 PSF for shell condition space, prior to office improvements.

The site provides ample room for the installation of fencing in the event of the need for secured yard areas.

Located in Cheney, home of Eastern Washington University, and 25 minutes from Spokane, companies may find more affordable housing as well as the availability of part-time workers from the University. The property is a 20-minute drive to Spokane International Airport.

# WAREHOUSE & OFFICE INTERIOR PHOTOS

1500 W 1<sup>st</sup> Street - Cheney, WA 99004



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For more information on this opportunity:

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