



1901 South 11th Street

UNION GAP, WA 98903

FOR LEASE:
INDUSTRIAL
PRODUCTION / COLD
STORAGE
5,700 SF
\$1.20 / SF / MONTH
NNN

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EXCLUSIVELY LISTED BY

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SECTION 1

Property Information

Property Summary



Property Description

Introducing a premier production warehouse in Union Gap, WA, an ideal property for a craft brewery or small winery. This 5,700 SF property features a cold room, 24,000 Cu Ft of cooler space, and 1,200 SF floor equipped to maintain 40° - 55° temperatures. The industrial HVAC and exhaust ventilation system, alongside floor drains and hose bibs, ensure optimal production conditions. With a dedicated sealed truck dock and covered 50' x 20' truck-high loading/staging dock, logistics are seamless. The space is fully remodeled with LED lighting, 2 private offices, 2 restrooms, a conference workroom, and ample storage. Experience the convenience of new asphalt and exterior lighting, fostering a productive and secure environment.

Property Highlights

- 5,700 SF Production Warehouse w/Cold Room
- \$6,840.00 Per Month - \$1.20 SF/Month
- 24,000 Cu Ft of Cooler Space (20' x 60' x 20') 1,200 SF Floor, Can Maintain 40° - 55° Temperature Monitored
- 2,400 SF Production Space - Industrial HVAC, Exhaust Ventilation, Floor Drains, Hose Bibs
- Electrical Systems: 450 Amp 120/240V Single Phase, 450 Amp 240V 3 Phase, 600 Amp 277/480V 3 Phase
- Covered and Lighted 50' x 20' Truck-High Loading/Staging Dock, Forklift Doors
- 2 Private Offices, 2 Restrooms, Conference Work Room, Storage Area
- Dedicated Sealed Truck Dock

Offering Summary

Lease Rate:	\$1.20 SF/month (NNN) = \$6,840 / Month
Available SF:	5,700 SF
Office SF:	1,800 SF
Additional Covered Docking Area	1,000 SF
Dock High Loading Doors	3
Lot Size:	1.72 Acres
Year Built:	1979

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	41	387	1,987
Total Population	139	1,301	6,147
Average HH Income	\$62,954	\$62,843	\$63,445

Property Description



- 2 - Private Offices
- 1 - Work / Packaging Area
- 2 - Restrooms
- 2 - Storage Rooms



Exterior Description

Covered and Lighted 50' x 20' Truck-High Loading/Staging Dock, Forklift Doors
Dedicated Sealed Truck Dock
Completely Remodeled - LED Lighting
Truck and Auto Parking, New Asphalt - Exterior Lighting

Interior Description

24,000 Cu Ft of Cooler Space (20' x 60' x 20') 1,200 SF Floor
Cold room can maintain 40° - 55° Temperature Monitored
2,400 Sf - Production Space
High Efficiency Ventilation Exhaust Fans
High-flow Hose Bibs for Washing Down Equipment
Sloped Floors with Drains to accommodate High-flow Drainage
450 Amps - 120/240V Single Phase - Lighting Systems, Small Machines
450 Amps - 240V 3-Phase - HVAC, Fermentation Pumps, Destemers, Crushers, etc,
600 Amps - 277/480V 3-Phase - Glycol Cooler-Chillers, Refrigeration, Bottling Machines

2-3 Private Offices, 2 Restrooms, Conference / Storage / Work Room, Storage Area
Labeling and Packaging Area outside of Production Area

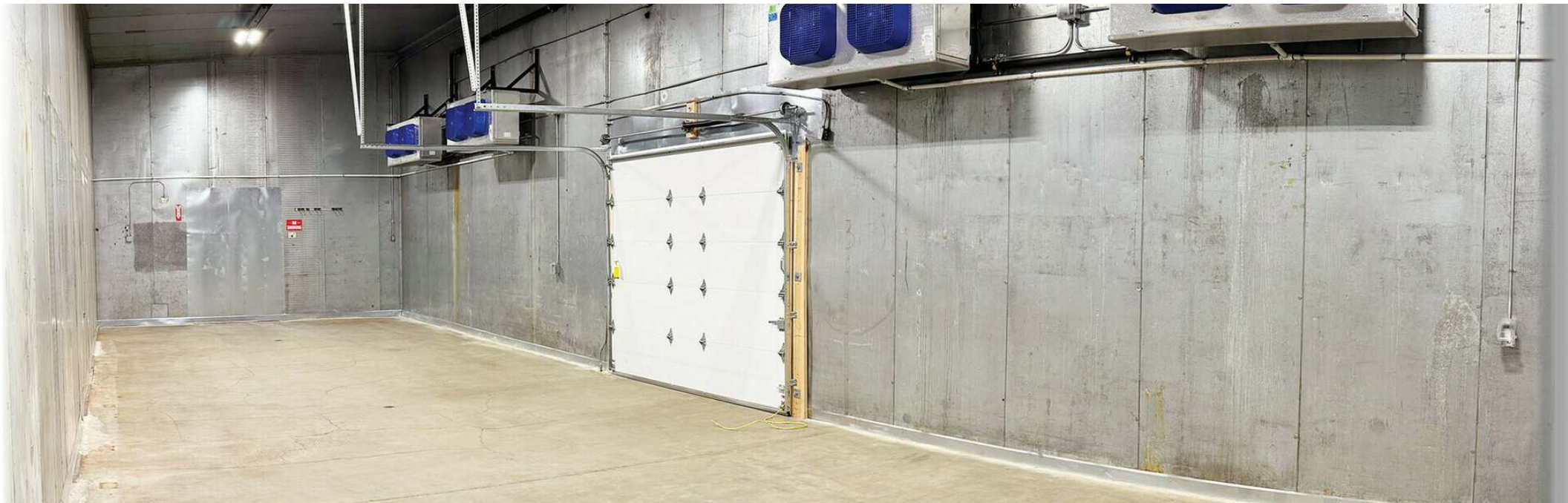
Potential Tenants

Craft Beer Brewery

Half -Barrel Kegs	Standard Pallet holds 8 Half Barrel Kegs
Pallets Size	Pallets Occupy approx. 16 SF of floor space
Pallets at Floor Level	75
Pallets X 3 Stacks	225 Pallets
225 Pallets X 8 Kegs	1,800 Kegs

Craft Wine Making

Pallet Capacity	56 Cases of Bottles
Pallets Size	Pallets Occupy approx. 16 SF of floor space
37 Pallets stacked 4 High	148 Pallets
148 Pallets X 56 Cases	8,288 Cases
2 Barrel Rack	12-14 SF
43 Barrel Racks, 3 High, 2 Barrels / Rack	258 Barrels



Lease Information



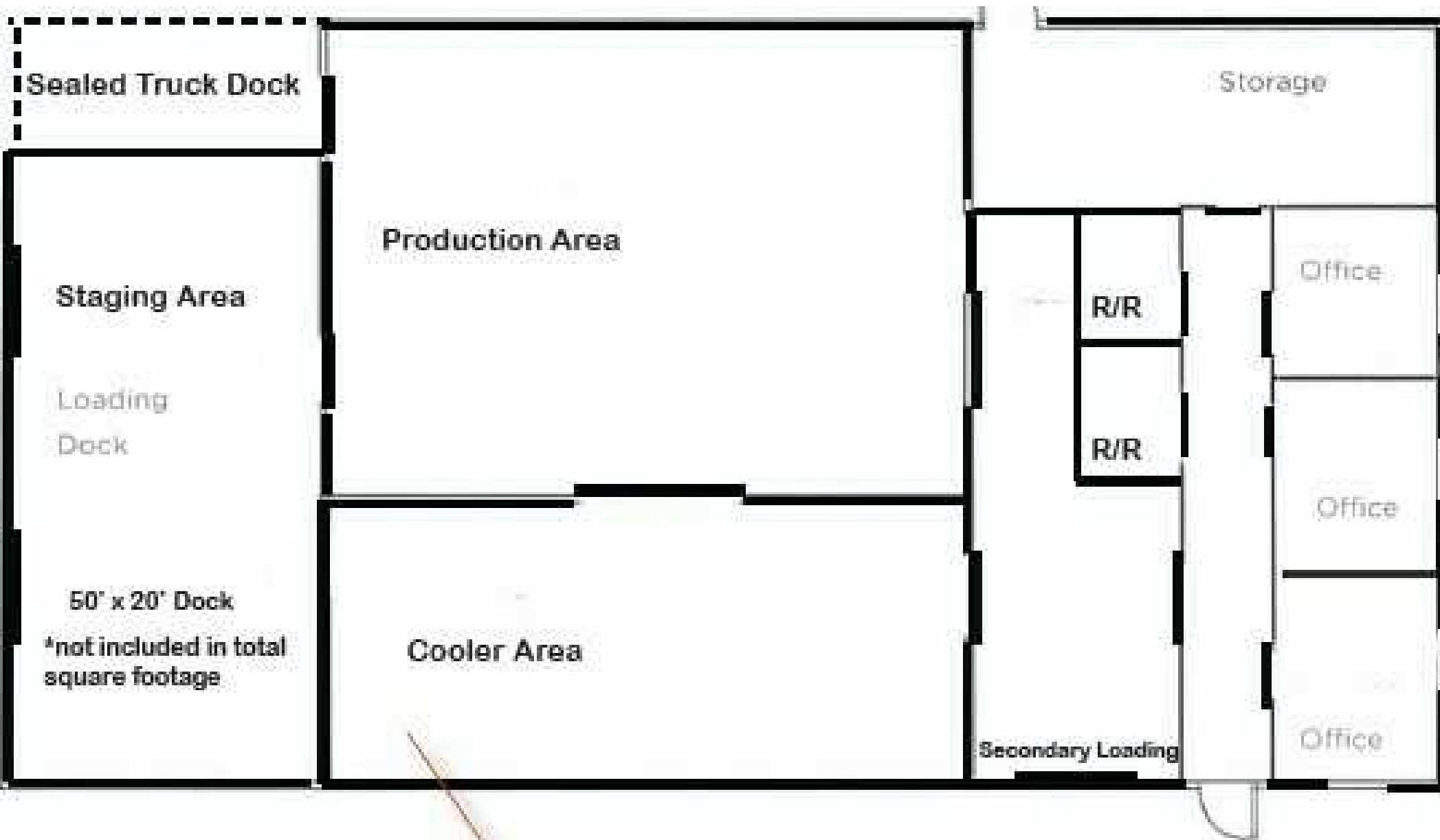
Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,700 SF	Lease Rate:	\$1.20 SF/month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
1901 S 11th St. Suite 101	Available	5,700 SF	NNN	\$1.20 SF/month	Perfect for craft brewer or small winery. 24,000 Cu Ft of cold storage (1,200 SF floor space), can maintain 40 degrees - 55 degrees temperature monitored. Includes 1,800 SF of office space: 2 offices, 2 restrooms, conference / work room, storage area. Covered and lighted 50' X 20' truck-high loading dock with forklift doors. 1 dedicated sealed truck dock.

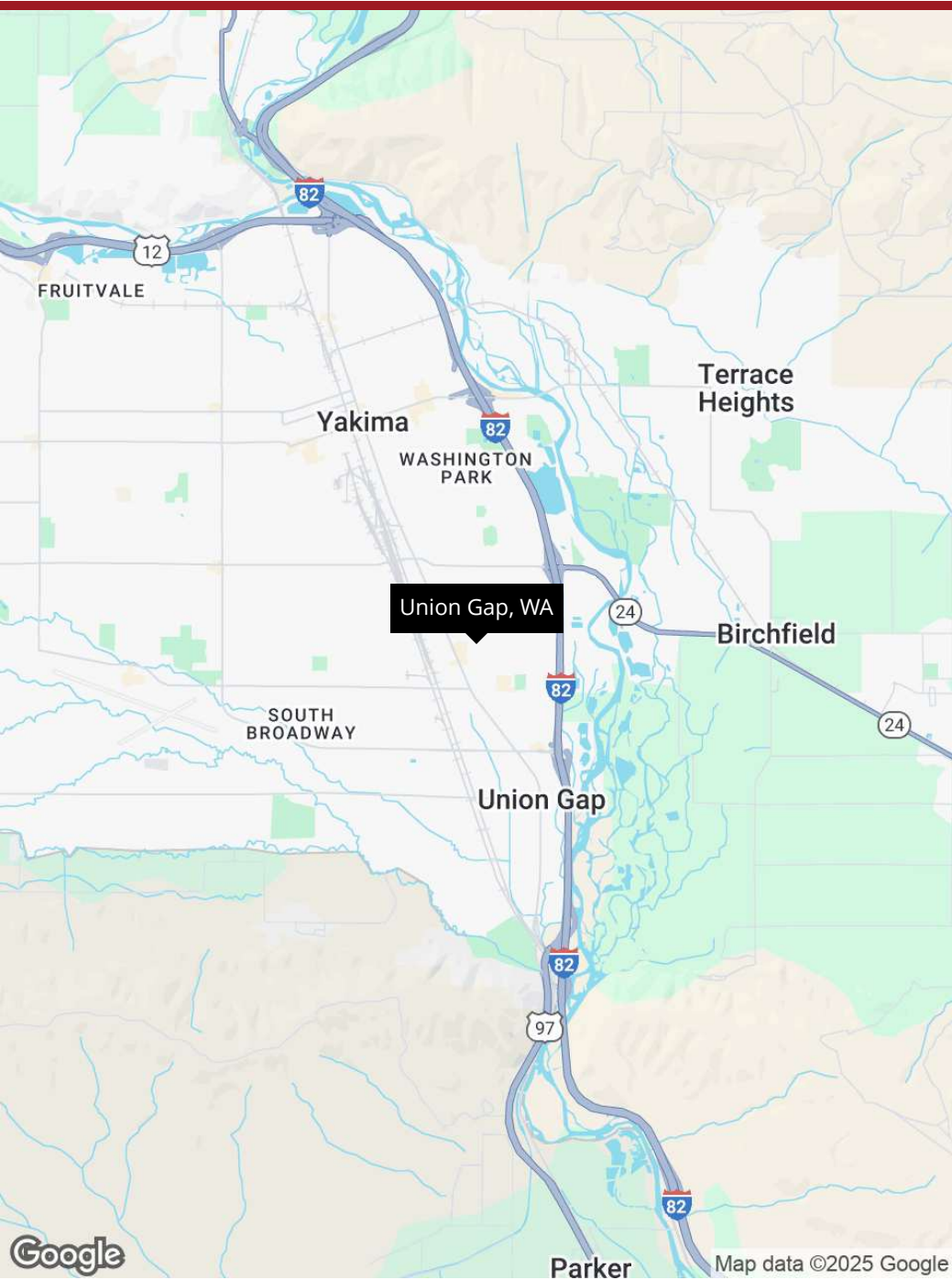
Floor Plan



SECTION 2

Location Information

Location Description



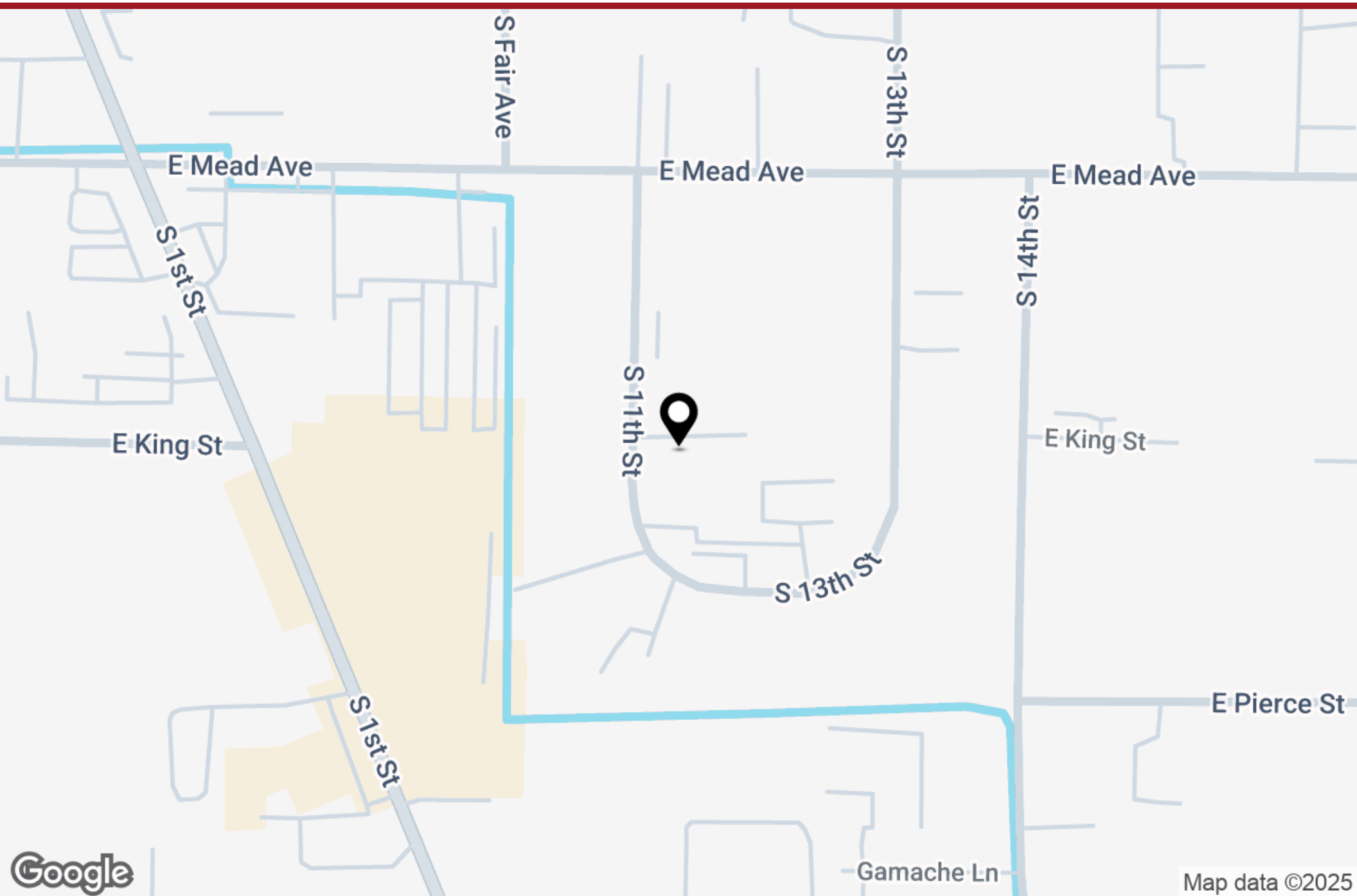
Location Description

A prime community in the heart of Yakima Valley, Union Gap offers a blend of modern amenities and natural beauty. Nearby attractions include the Valley Mall, offering shopping and dining options, and the Central Washington Agricultural Museum, which provides a fascinating look into the region's agricultural heritage. Additionally, the location is within close proximity to various dining establishments and recreational areas. With its strategic position in the vibrant Yakima market, the area surrounding the property presents an ideal opportunity for office and office building investors or tenants seeking a dynamic and accessible commercial hub.

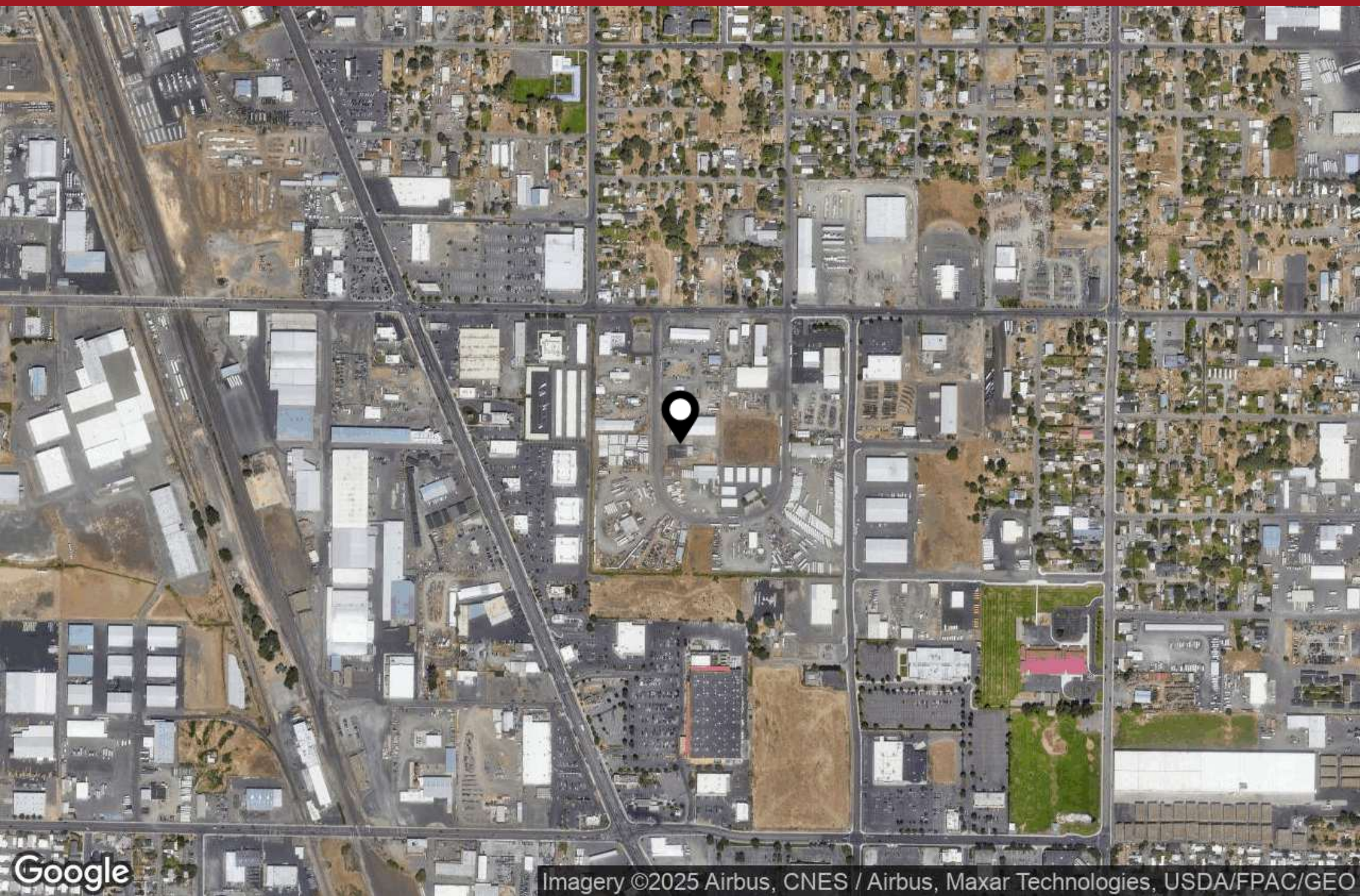
Location Details

Market	Yakima
County	Yakima
Nearest Highway	I-82
Nearest Airport	Yakima Air Terminal-McAllister Field (YKM)

Location Map



Aerial Map



SECTION 3

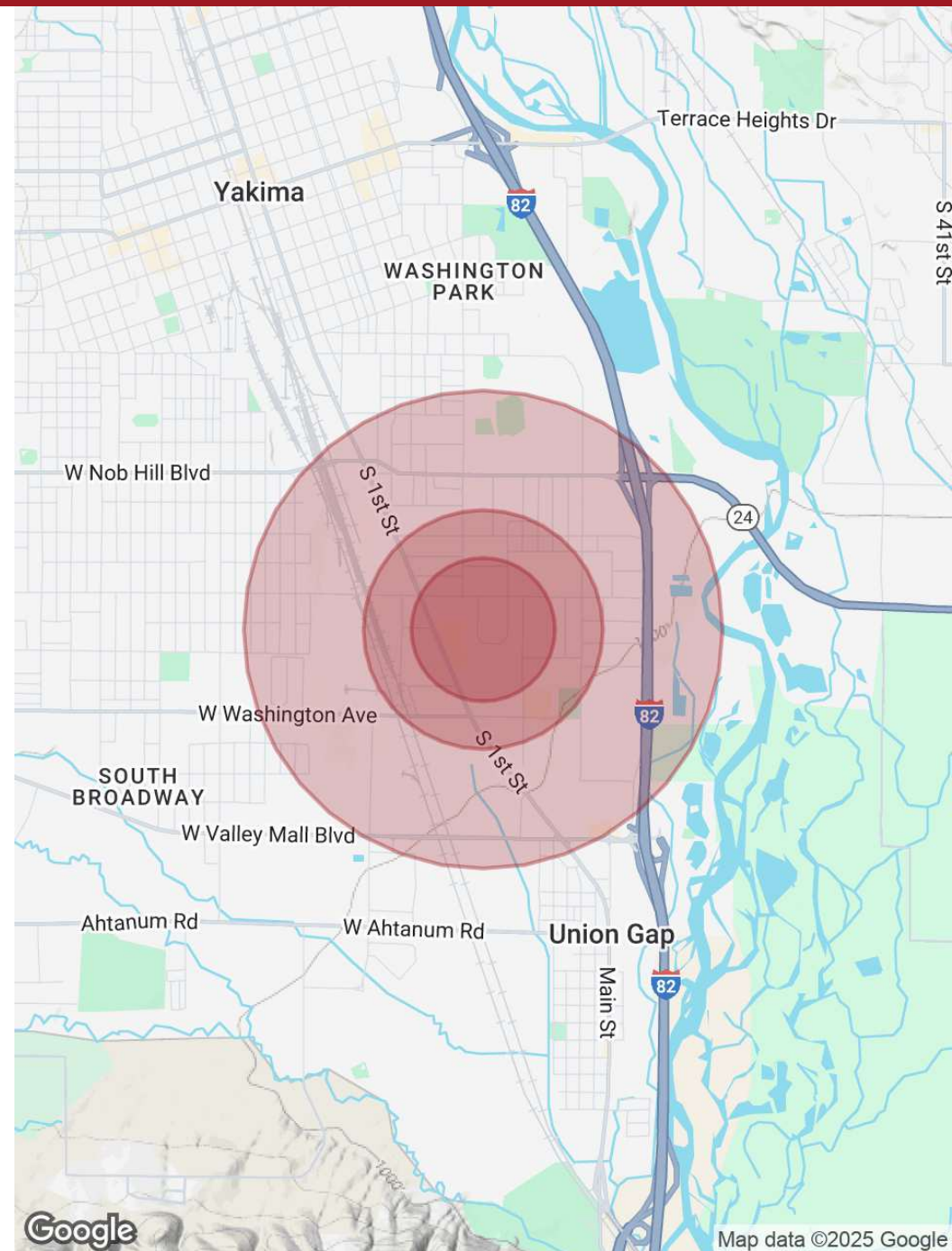
Demographics

Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	139	1,301	6,147
Average Age	32	32	34
Average Age (Male)	32	32	34
Average Age (Female)	32	33	35

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	41	387	1,987
# of Persons per HH	3.4	3.4	3.1
Average HH Income	\$62,954	\$62,843	\$63,445
Average House Value	\$207,570	\$212,070	\$226,377

Demographics data derived from AlphaMap



SECTION 4

Advisor Bios



Dan Tilley

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Direct: 509.952.7555

Professional Background

With over three decades of commercial real estate expertise in the Pacific Northwest, Daniel Tilley brings unmatched experience to every transaction. Based in Central Washington, he specializes in comprehensive commercial real estate services including acquisitions, sales, leasing, and development across multiple sectors:

- Industrial & Agricultural Properties - From cold storage facilities to processing warehouses
- Retail & Restaurant Development - Including site selection and build-to-suit projects
- Medical & Professional Office Space - Supporting both owners and tenants
- Land Development - Specializing in project-specific site selection and mixed-use developments

As a trusted advisor in Eastern and Central Washington, Daniel has successfully handled diverse commercial transactions ranging from business opportunities and multi-tenant properties to complex industrial developments. His deep understanding of the local market and extensive background in property redevelopment makes him an invaluable partner for investors, business owners, and developers alike. Dan also speaks Spanish.

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AAI Financial Group: Commercial Lending Capabilities

AAI Financial Group (AAIFG) is our dedicated capital advisory arm that specializes in assisting clients to obtain financing for commercial properties. We are committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources providing the most competitive rates and terms.

We utilize our relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, and agency lenders to provide our clients with a wide range of financing options.

Our dedicated, knowledgeable advisors work to understand you and your goals, gather all of the documents required, provide advice and manage the process from beginning to end while overcoming the challenges of financing.

Team	Capital Access	Efficiency
Dedicated back-office support team to focus on real estate and financing transactions.	Access to local, regional and nationwide lenders.	Company wide operating system servicing real estate and financing utilizing the same team members throughout the transaction.