

503 Prospect Road

Moxee, WA 98936

LEASE RATE
\$0.65/SF NNN



RUSS ROBERTS, CCIM

Certified Commercial Broker

+1 509 594 7989

rroberts@ccim.net www.russ-roberts.com





503 Prospect Road

Moxee, WA 98936

Nestled in the heart of the vibrant city of Moxee, this 36,988 square feet light industrial space beckons businesses with a prime location and exceptional features. Positioned on the advantageous west side of the building, the space unfolds with 5 separate identical rooms, easily adaptable to create an expansive, open layout. Adding to the appeal are 2 additional rooms spanning 2500 square feet each, providing flexibility for diverse operational needs.

Standing tall with a peak height of 25 feet and eaves reaching 22 feet, the space exudes an air of spaciousness and versatility. Access is seamless with (3) 14' rollup doors and the unique ability to drive through the building. Powering your operations is a robust infrastructure featuring tons of 3-phase power at 480V and an impressive 4800 amps. Further enhancing functionality, an 8" water line serves the sprinkler system, ensuring safety measures are in place. Water availability for high water demand industries. The climate is controlled with HVAC that surpasses basic requirements, providing comfort and efficiency. Ample parking along the front and west side of the property adds the finishing touch to this exceptional leasing opportunity, inviting businesses to thrive in a strategically positioned and well-equipped industrial space.

Property Details

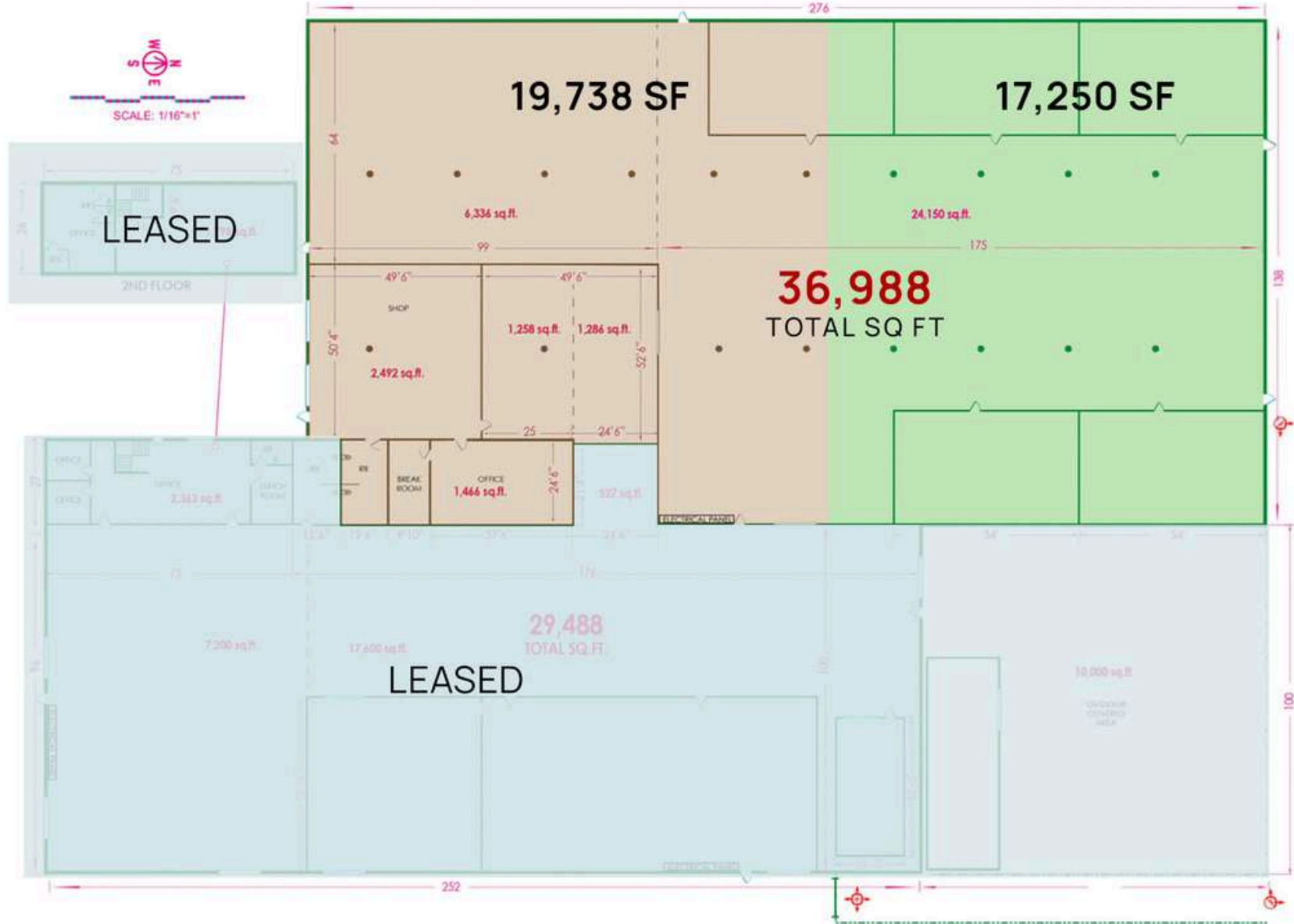
Lease Rate	\$0.65/SF NNN
Location	36,988 SF light industrial space in Moxee, west side of the building.
Configurations	A. Entire Space: 36,988 SF B. Left Space: 19,738 SF C. Right Space: 17,250 SF
Layout	7 rooms (5 identical, 2 of 2500 SF), customizable layout.
Ceiling Heights	25' peak, 22' eaves. (3) 14' rollup doors, drive-through capability.
Power and Utilities	3-phase power (480V, 4800 amps), 8" water line for sprinklers, ample HVAC, city water/sewer.
Parking	Lots of parking in front and along the west side of the property.

503 W Prospect Rd., Moxee, WA 98936

Property Features

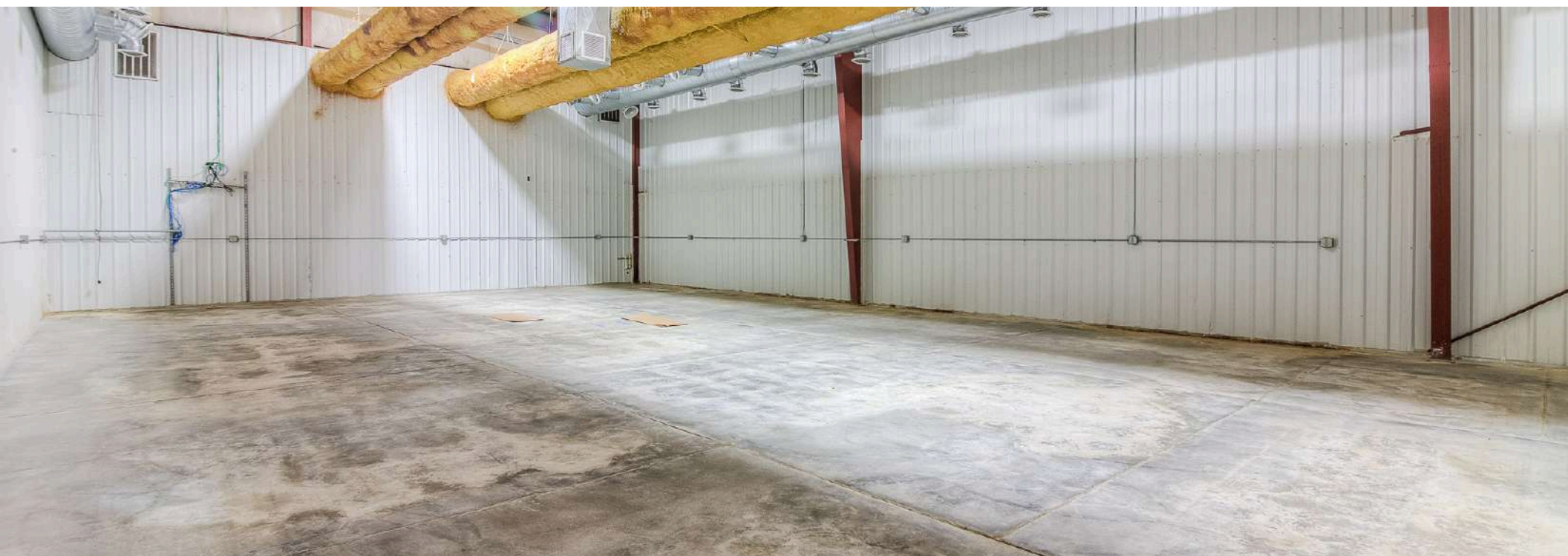
- Location: 36,988 SF light industrial space in Moxee, west side of the building.
 - Available in 3 Configurations:
 - A. Entire Space: 36,988 SF
 - B. Left Space: 19,738 SF
 - C. Right Space: 17,250 SF
- Configuration: 7 rooms (5 identical, 2 of 2500 SF), customizable layout.
- Ceiling Heights: 25' peak, 22' eaves. (3) 14' rollup doors, drive-through capability.
- Power and Utilities: 3-phase power (480V, 4800 amps), 8" water line for sprinklers, ample HVAC, city water/sewer.
- Parking: Lots of parking in front and along the west side of the property.
- 36,988 SF light industrial space in Moxee, west side of the building.

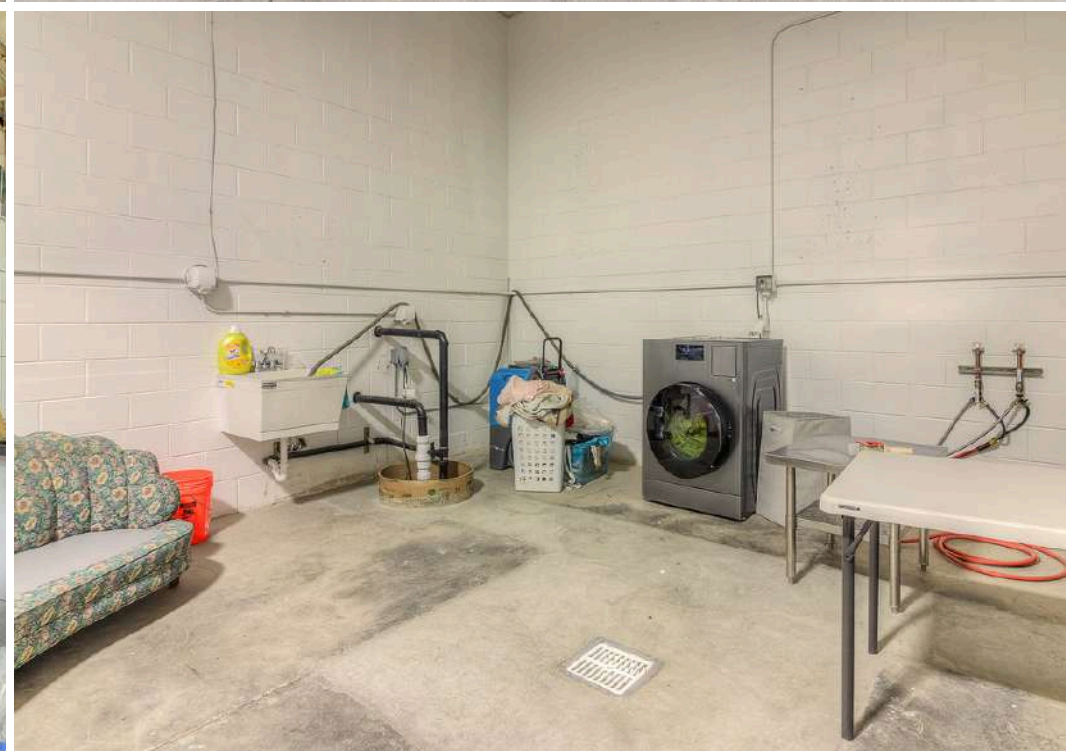








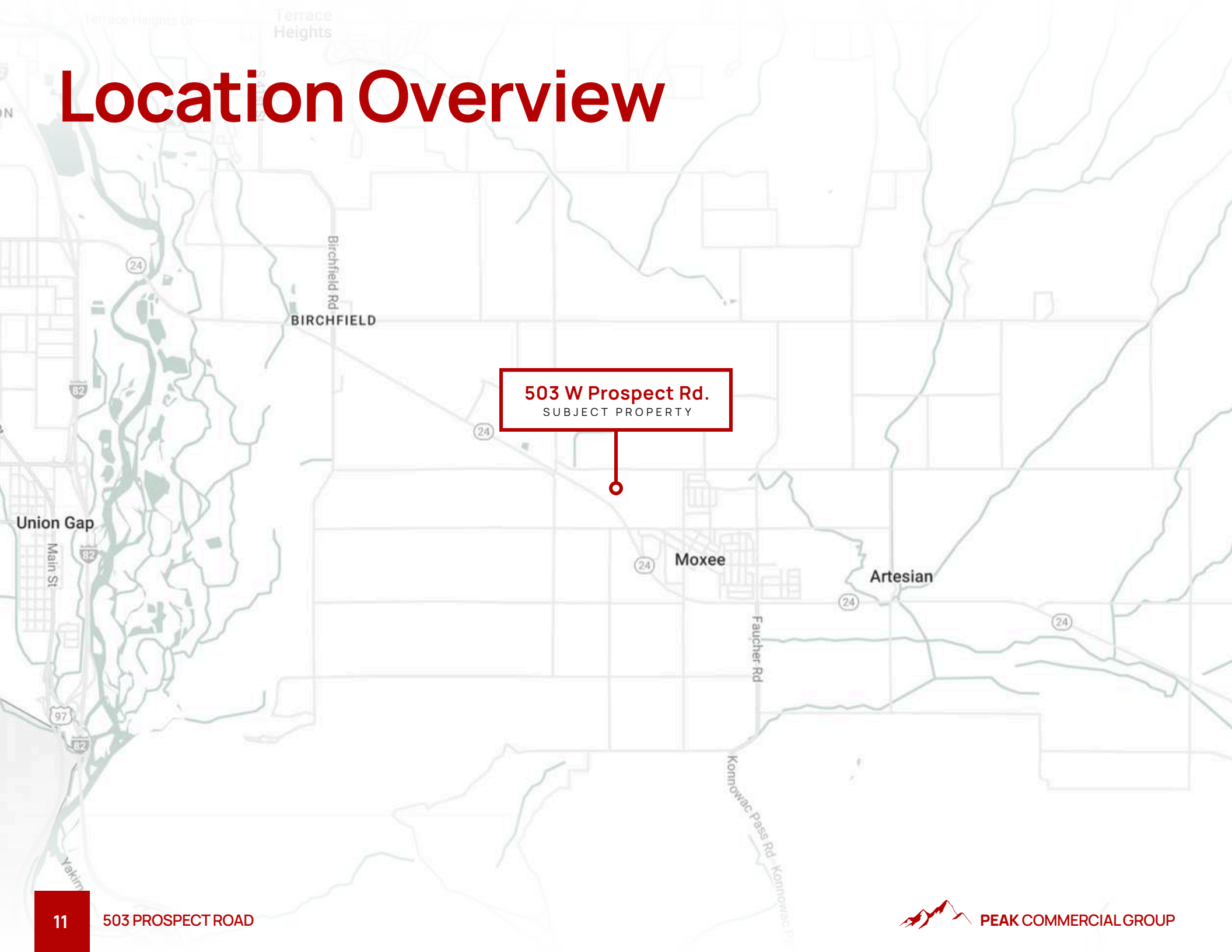








Location Overview



Points of Interest





RUSS ROBERTS, CCIM

Certified Commercial Broker

+1 509 594 7989

rroberts@ccim.net

www.russ-roberts.com



DISCLAIMER

All materials and information received or derived from KW Commercial Oakland, its directors, officers, agents, advisors, affiliates, and/or any third party sources are provided without representation or warranty as to completeness, veracity or accuracy, condition of the property, compliance, or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial Oakland, its directors, officers, agents, advisors, or affiliates make any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial Oakland will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial Oakland makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial Oakland does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at, or increased to that level. Parties must evaluate any applicable contractual and governmental limitations, as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property.


Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial Oakland in compliance with all applicable fair housing and equal opportunity laws.

503 Prospect Road


Moxee, WA 98936



RUSS ROBERTS, CCIM
CERTIFIED COMMERCIAL BROKER

 +1 509 594 7989

 rroberts@ccim.net

 www.russ-roberts.com

