

503 Prospect Road

Moxee, WA 98936

FOR SALE

\$6,100,000



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Moxee, WA 98936

Nestled in the heart of the vibrant city of Moxee, this 66,476 square foot light industrial facility offers a premier investment opportunity on a sprawling 10-acre parcel extending all the way back to Postma Road. The property is currently 45% leased to Kustom US, a national tenant, on a NNN lease, which includes approximately 4,000 square feet of nicely finished office space. Logistics are further enhanced by a rail spur located on the east side of the property, providing a distinct advantage for high-volume shipping.

The west side of the building offers exceptional versatility, featuring five separate identical rooms that can be easily adapted into an expansive, open layout, plus two additional rooms spanning 2,500 square feet each. Standing tall with a peak height of 25 feet and 22-foot eaves, the space is designed for high-capacity operations. Access is seamless with three 14' rollup doors and a unique drive-through capability, allowing for efficient movement through the building.

Powering your operations is a massive infrastructure featuring 4,800 amps of 480V, 3-phase power and an 8" water line capable of supporting high-water-demand industries. The climate is controlled by an upgraded HVAC system that surpasses basic requirements, ensuring both comfort and efficiency. Complete with a robust sprinkler system and ample parking along the front and west side, this strategically positioned property invites businesses to thrive in a well-equipped, high-performance industrial space.



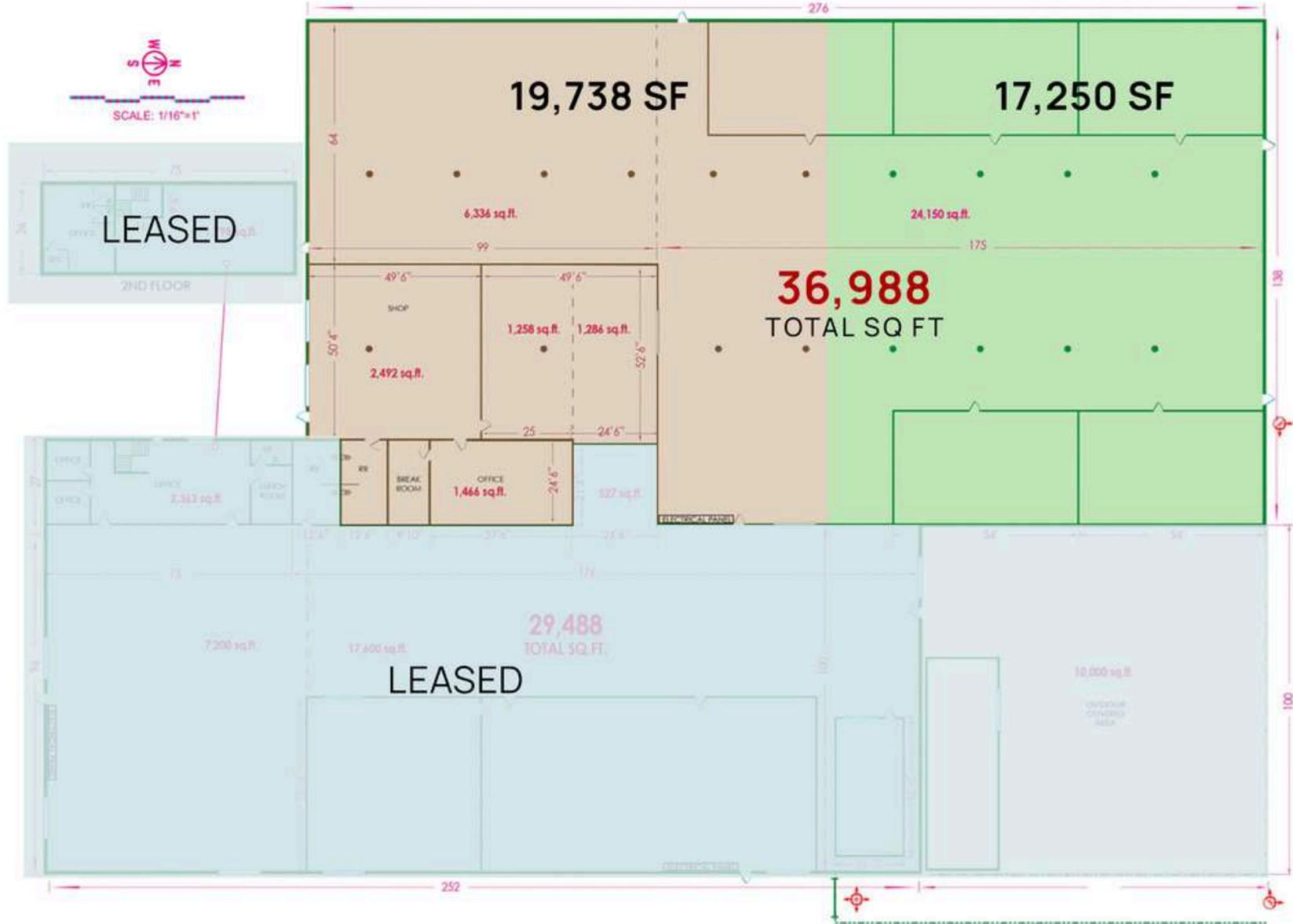
Property Details	
Price	\$6,100,000
Location	66,476 Total SF
Configurations	A. Entire Space: 36,988 SF B. Left Space: 19,738 SF C. Right Space: 17,250 SF D. Current Lease to Kustom US: 29,488 SF
Ceiling Heights	25' peak, 22' eaves. (3) 14' rollup doors, drive-through capability.
Power and Utilities	3-phase 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

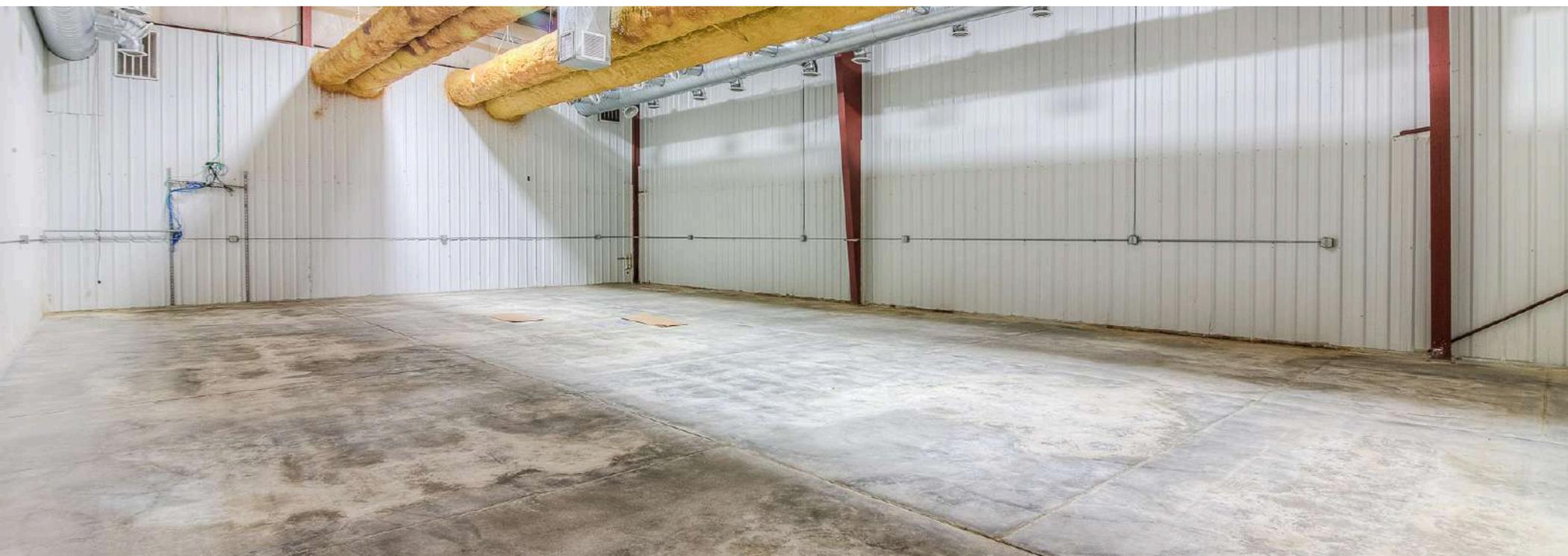
- Location: 36,988 SF light industrial space in Moxee, west side of the building.
 - Available in 3 Configurations:
 - A. Entire Space: 36,988 SF
 - B. Left Space: 19,738 SF
 - C. Right Space: 17,250 SF
- Configuration: 7 rooms (5 identical, 2 of 2500 SF), customizable layout.
- Ceiling Heights: 25' 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.

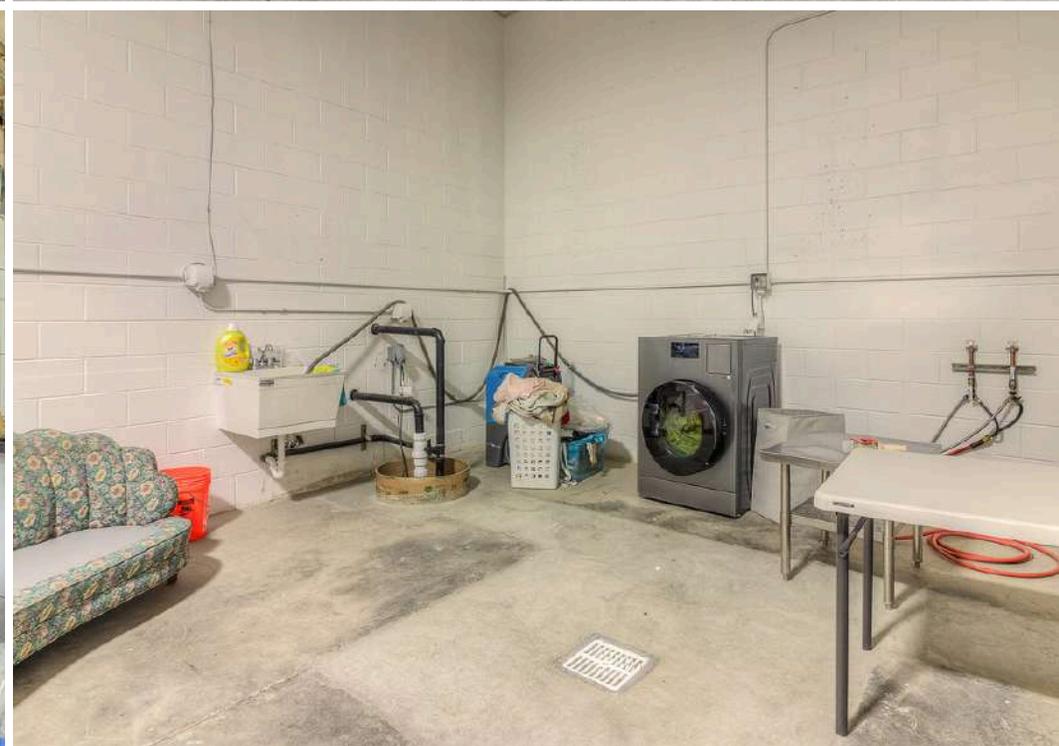


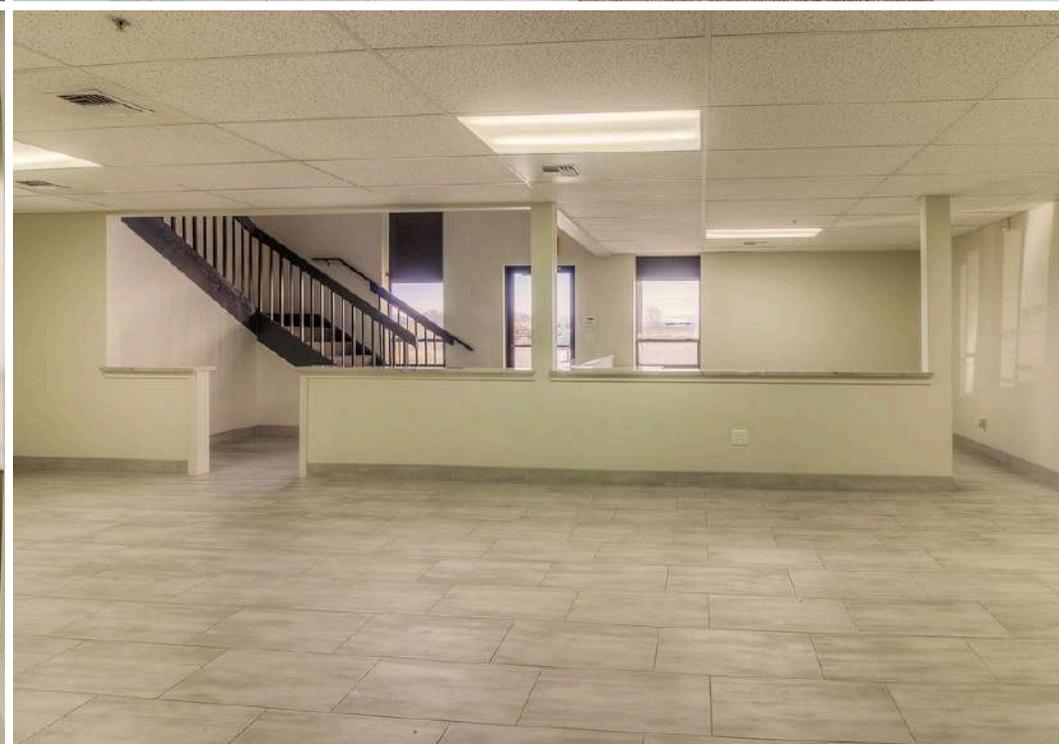








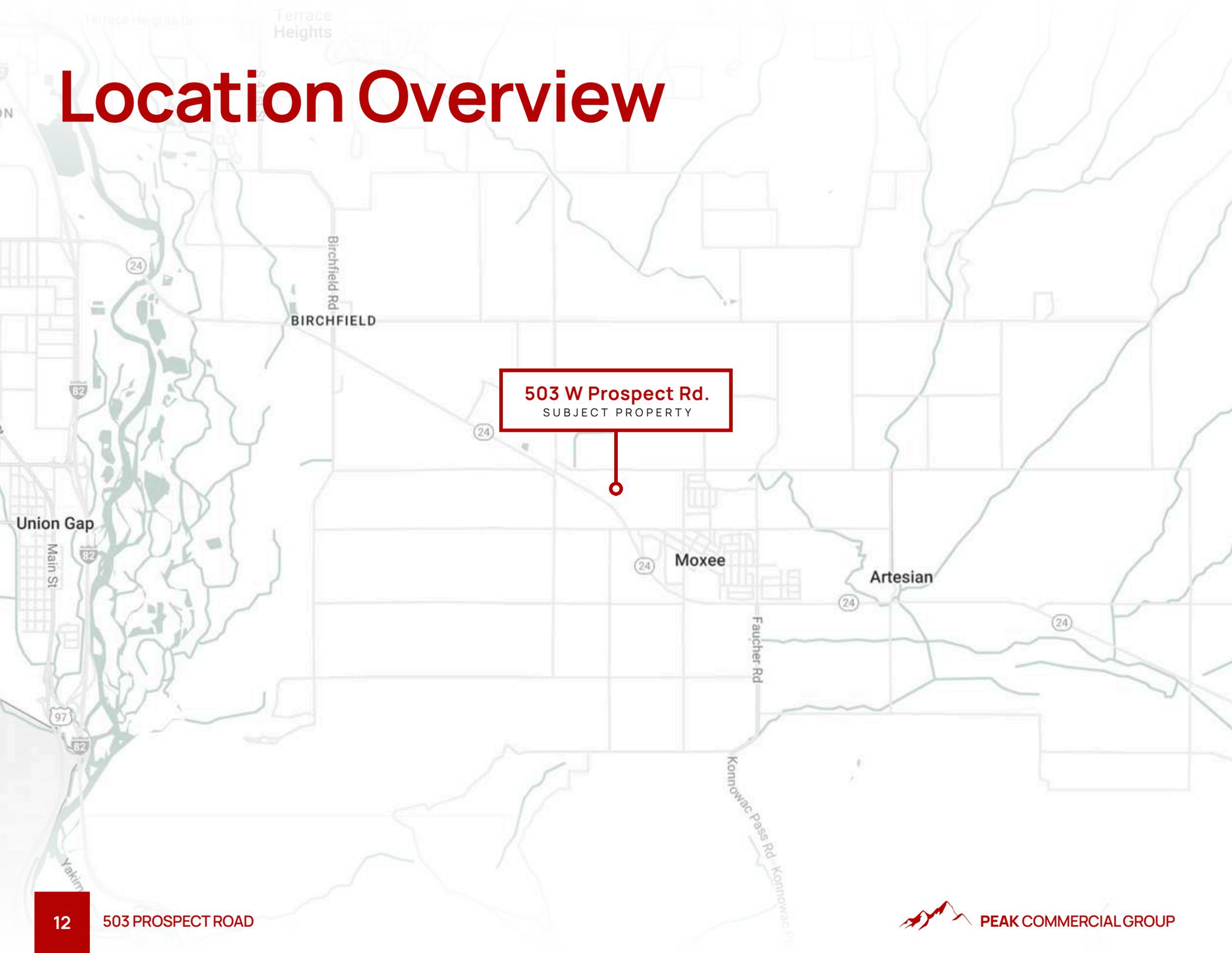








Location Overview



Points of Interest





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