

FOR SALE

National Tenant - Industrial Investment W/Excess Land



Offered at:
Available:

\$1,304,000
8,000SF

220 S Railroad Ave
Ellensburg, WA 98926

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,304,000
Building Size:	8,000SF
Lot Size:	62,210 SF
Price / SF:	\$163.00
NOI:	\$78,249
Cap Rate:	6.0%
Year Built:	1972
Zoning:	I-H
Parcel Number:	378133

PROPERTY OVERVIEW

THIS OFFERING presents the opportunity to acquire a well-appointed, steel-frame, clear-span industrial warehouse in Ellensburg’s Heavy Industrial (I-H) zone, directly across from WinCo Foods’ new 650,000SF distribution center. The insulated facility features 480-amp electrical service, city water and natural gas, (7) 10’ x 14’ overhead roll-up doors, two restrooms, 230SF of office, +/-330SF of storage, and a 1,920SF covered lean-to on slab. The fully fenced property also includes approximately 14,210SF of excess land for additional yard and operational space.

The property is leased NNN to a national tenant with over five years remaining, providing stable income with minimal landlord responsibilities. Current rent is approximately 15% below market, creating embedded upside, while 3% annual escalations provide continued income growth. With NOI of \$78,249 and offered at a 6% cap rate, this is a compelling industrial investment with durable cash flow and long-term upside in a growing Ellensburg industrial corridor minutes from I-90.

Highlights



PROPERTY HIGHLIGHTS

- NATIONAL TENANT – NNN lease with over five years remaining
- 6% CAP RATE – \$78,249 current NOI with contractual income growth
- 3% ANNUAL ESCALATIONS – Above-market rent increases throughout the lease term
- EMBEDDED UPSIDE – Current rent approximately 15% below market
- PRIME INDUSTRIAL LOCATION – Directly across from WinCo's new 650,000SF distribution center
- HEAVY INDUSTRIAL (I-H) ZONING – Fully fenced
- EXCESS LAND – Approximately 14,210SF of excess land and yard space
- WELL-EQUIPPED FACILITY – 480-amp power, (7) 10'x14' roll-up doors, insulated clear-span construction with 1,920SF covered lean-to

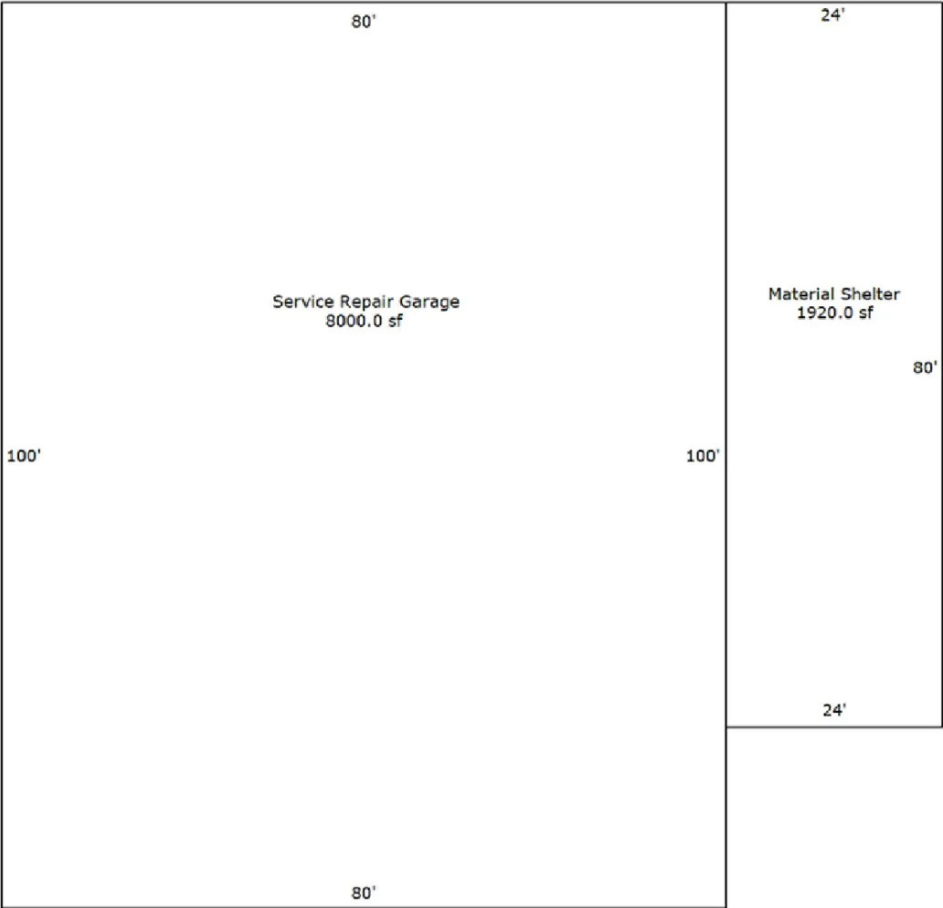
Additional Photos



Floor Plans

KITTITAS County Washington
Parcel: 378133

220 S RAILROAD AVE ELLENSBURG



Advisor Bio 1



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