

# 503 Prospect Road

Moxee, WA 98936



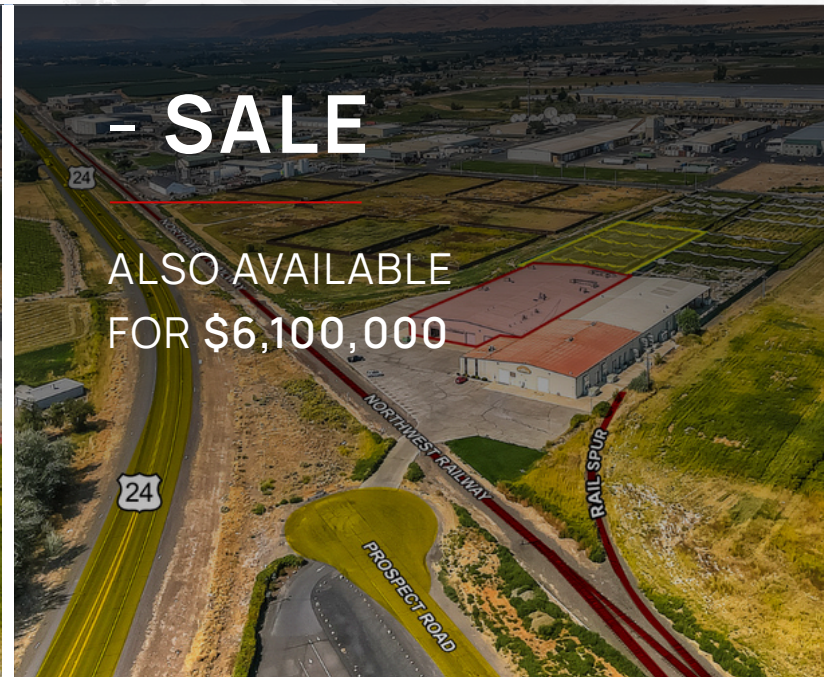
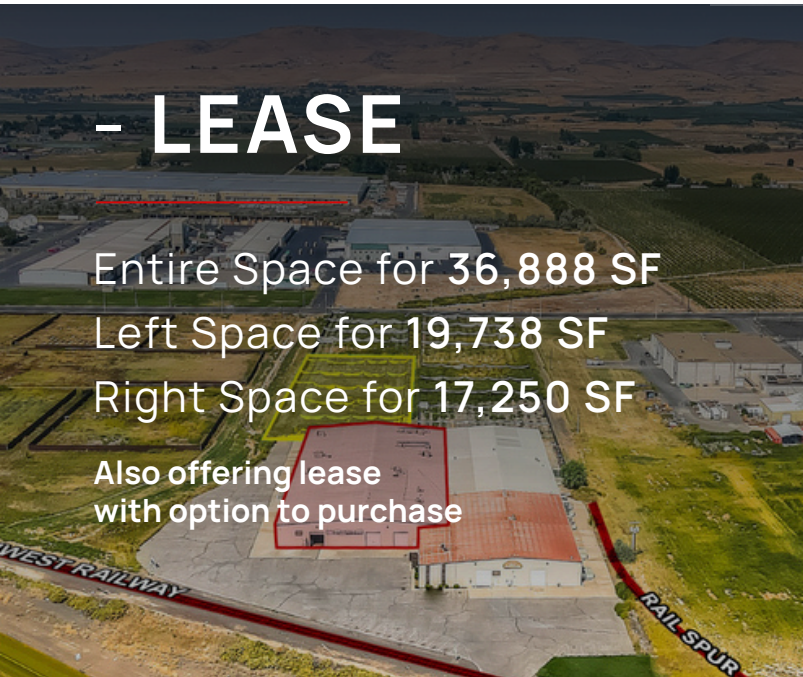
## - LEASE

Entire Space for 36,888 SF  
Left Space for 19,738 SF  
Right Space for 17,250 SF

Also offering lease  
with option to purchase

## - SALE

ALSO AVAILABLE  
FOR \$6,100,000



For More Information, Please Contact

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## 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.

### PROPERTY HIGHLIGHTS

\$0.65/SF	5 Year Lease Minimum
\$0.12/SF NNN	Also available for purchase for \$6,100,000
\$0.65/SF	Lease with option to purchase



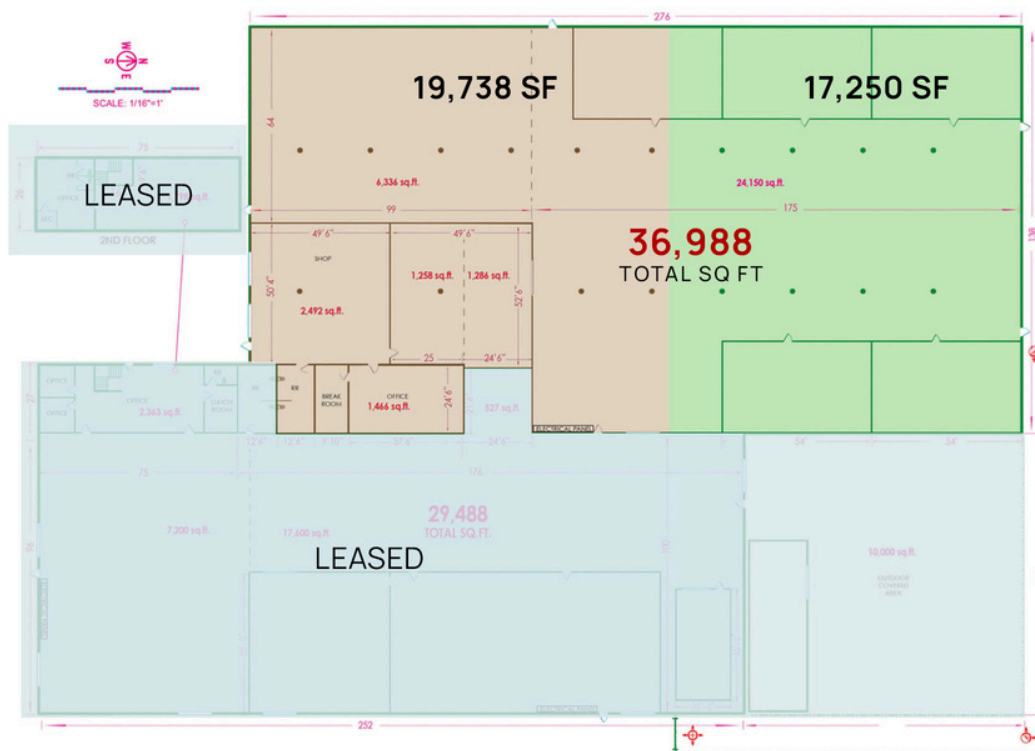
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Nestled in the heart of the vibrant city of Moxee, this 36,988 square foot light industrial space beckons businesses with a prime location and exceptional features. Positioned on the advantageous west side of the building, the space unfolds with 5 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.

Also available for purchase for \$6,100,000 or lease with option to purchase which includes up to 4.5 acres of lay down yard."



36,988 SF warehouse at 0.65/SF + NNN



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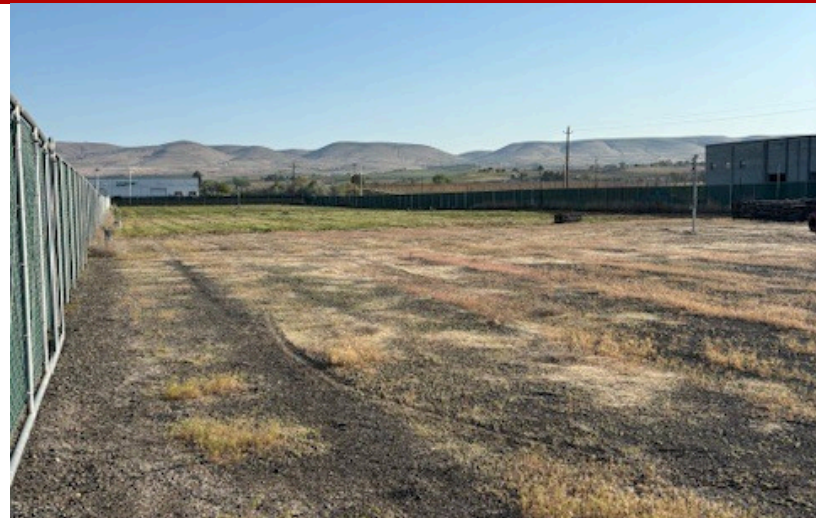
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