

# 503 Prospect Road

Moxee, WA 98936



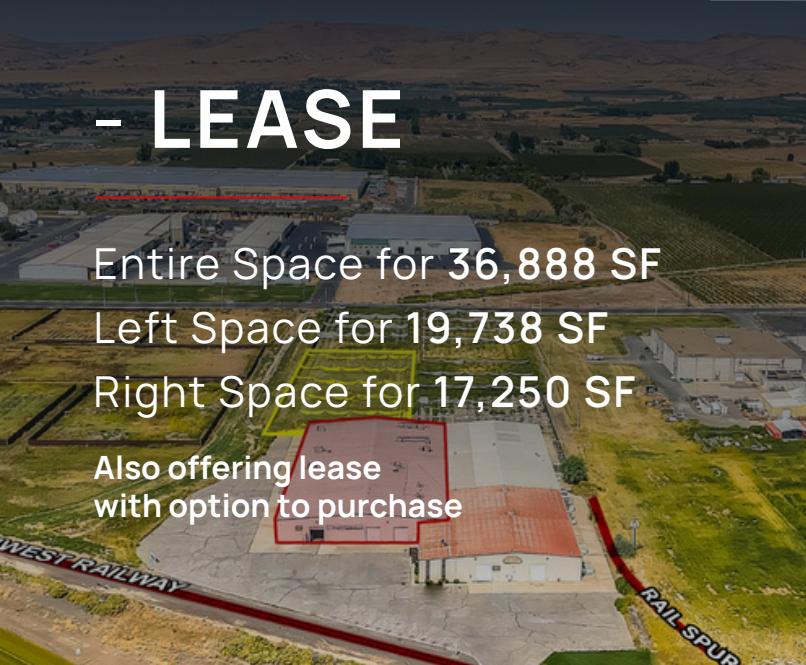
- LEASE

Entire Space for 36,888 SF

Left Space for 19,738 SF

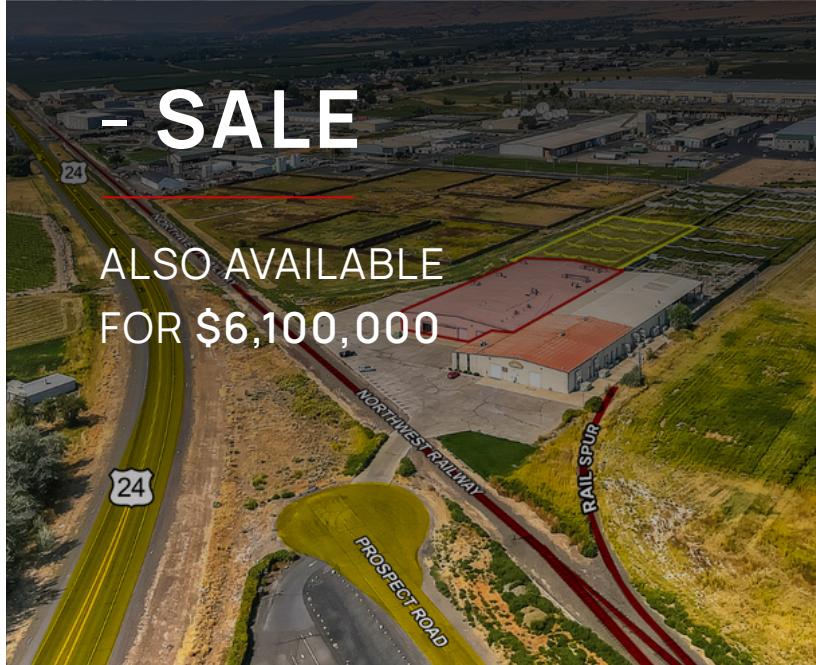
Right Space for 17,250 SF

Also offering lease  
with option to purchase



- SALE

ALSO AVAILABLE  
FOR \$6,100,000



For More Information, Please Contact

**Russ Roberts, CCIM**

Certified Commercial Broker

[rroberts@ccim.net](mailto:rroberts@ccim.net)  
+1 509 594 7989

Peak Commercial Group  
[www.russ-roberts.com](http://www.russ-roberts.com)



Each Office Is Independently  
Owned and Operated.



FOR LEASE  
503 PROSPECT ROAD, 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.

## 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



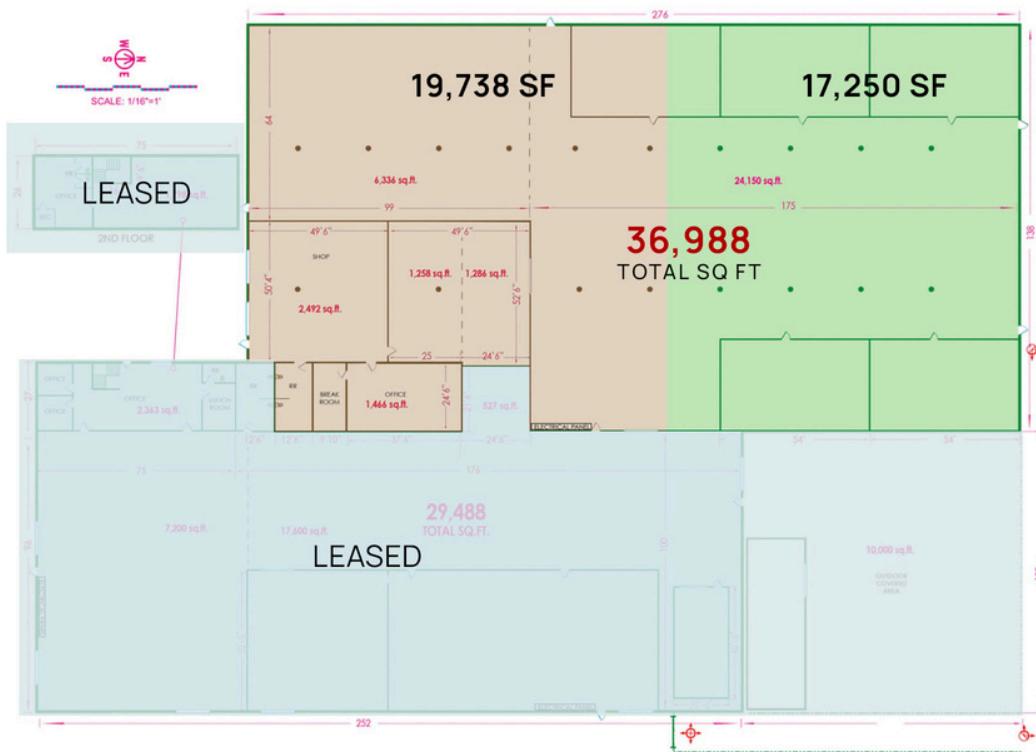
For More Information, Please Contact  
**Russ Roberts, CCIM**  
Certified Commercial Broker  
rroberts@ccim.net | +1 509 594 7989

Peak Commercial Group  
[www.russ-roberts.com](http://www.russ-roberts.com)

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.

**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."**



For More Information, Please Contact

**Russ Roberts, CCIM**

Certified Commercial Broker

[rroberts@ccim.net](mailto:rroberts@ccim.net) | +1 509 594 7989

**Peak Commercial Group**  
[www.russ-roberts.com](http://www.russ-roberts.com)



FOR LEASE  
503 PROSPECT ROAD, MOXEE, WA 98936



For More Information, Please Contact  
**Russ Roberts, CCIM**  
Certified Commercial Broker  
rroberts@ccim.net | +1 509 594 7989

Peak Commercial Group  
[www.russ-roberts.com](http://www.russ-roberts.com)



FOR LEASE  
503 PROSPECT ROAD, MOXEE, WA 98936



For More Information, Please Contact  
**Russ Roberts, CCIM**  
Certified Commercial Broker  
rroberts@ccim.net | +1 509 594 7989

Peak Commercial Group  
[www.russ-roberts.com](http://www.russ-roberts.com)



FOR LEASE  
503 PROSPECT ROAD, MOXEE, WA 98936

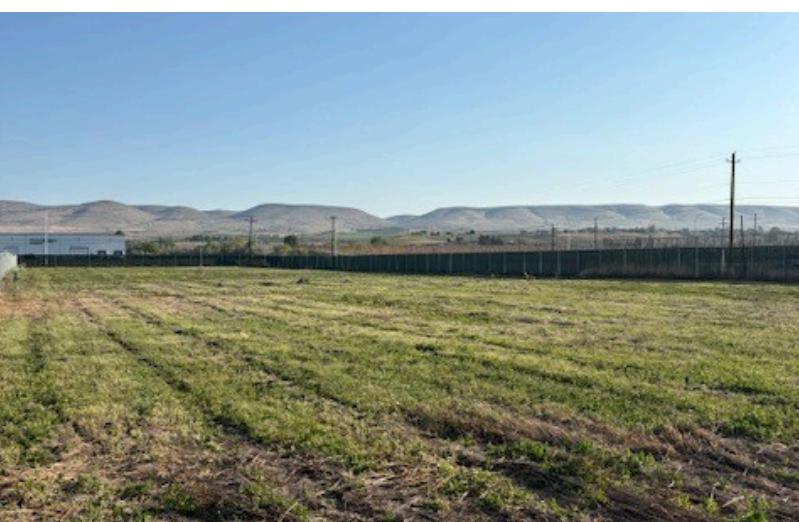


For More Information, Please Contact  
**Russ Roberts, CCIM**  
Certified Commercial Broker  
rroberts@ccim.net | +1 509 594 7989

Peak Commercial Group  
[www.russ-roberts.com](http://www.russ-roberts.com)



FOR LEASE  
503 PROSPECT ROAD, MOXEE, WA 98936



For More Information, Please Contact  
**Russ Roberts, CCIM**  
Certified Commercial Broker  
[rroberts@ccim.net](mailto:rroberts@ccim.net) | +1 509 594 7989

Peak Commercial Group  
[www.russ-roberts.com](http://www.russ-roberts.com)

## DISCLAIMER

All materials and information received or derived from KW Commercial 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 its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the 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 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 makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that 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 in compliance with all applicable fair housing and equal opportunity laws.



For More Information, Please Contact

**Russ Roberts, CCIM**

Certified Commercial Broker

rroberts@ccim.net  
+1 509 594 7989

Peak Commercial Group  
www.russ-roberts.com



KW COMMERCIAL<sup>®</sup>

Each Office Is Independently  
Owned and Operated.