

FOR LEASE

Prime Freeway Frontage Retail Or Industrial Space



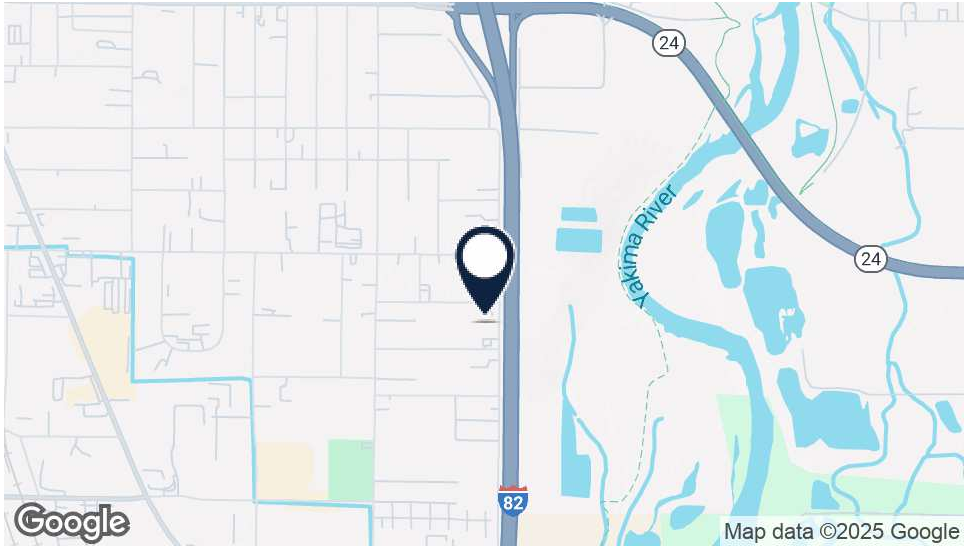
Offered at:
Available:

\$9/SF, NNN
9,848SF +/-

1820 Rudkin Rd
Union Gap, WA 98903

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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$9/SF, NNN
Monthly Base Rent:	\$7,386/month, NNN
Available SF:	9,848SF +/-
Estimated CAM's/NNN's:	\$.10/SF/month
Zoning:	CBD
Parcel Number:	191332-12525

PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease flexible commercial space suitably located and zoned for either retail or industrial and priced appropriately to attract both potential uses.

Benefiting from prominent freeway frontage, exposure and access, the space can be expanded up to approximately 39,631SF. It includes tall ceilings of 20+ feet, is sprinklered and has a single recessed loading dock.

Situated on approximately .67 acres, the site includes 15 dedicated parking stalls.

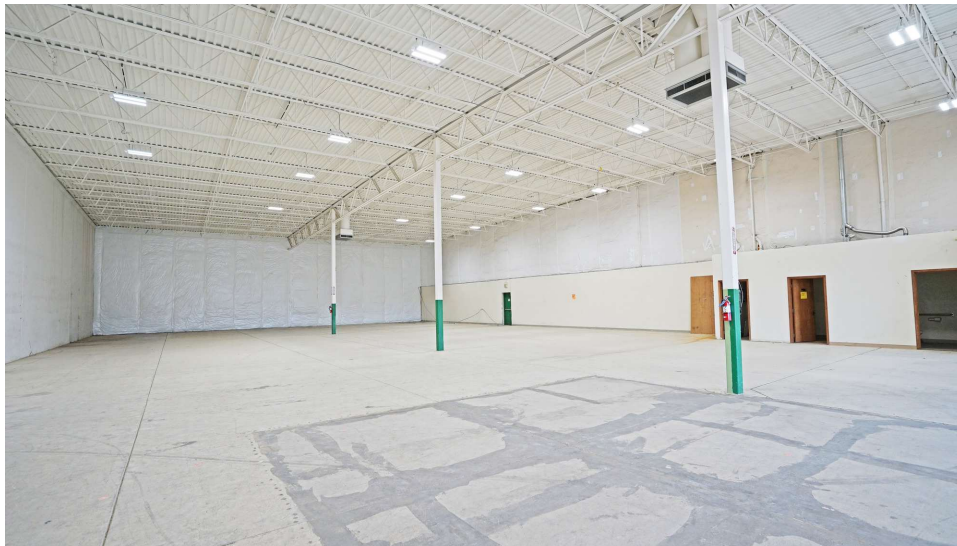
Highlights



PROPERTY HIGHLIGHTS

- Flexible zoning and location allows for either retail or industrial uses, and priced to attract both.
- Space can be expanded up to approximately 39,631SF.
- Excellent freeway exposure with a prominent pylon sign.
- Near both retail and industrial core areas with strong access to both.
- Boasting ceiling height of approximately 20-feet and up to 23-feet in areas.
- Recessed loading dock with single 10' x 8' door.
- Building is sprinklered.

Additional Photos



Additional Photo



Additional Photo



Additional Photo

