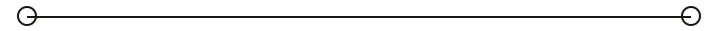


**FOR SALE - LAND AND BUILDING**

# Clarkston Industrial Park

**1370 PORT DR**

Clarkston, WA 99403



**PRESENTED BY:**

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WA #22008121



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$4,500,000
<b>PRICE / SF:</b>	\$66.34
<b>BUILDING SF:</b>	± 67,832
<b>LOT SIZE:</b>	5.21 AC
<b>CAP RATE:</b>	4.20%
<b>NOI:</b>	\$189,071
<b>ZONING:</b>	HI, Heavy Industrial
<b>APN:</b>	11320001200030000
<b>CONSTRUCTION:</b>	Tilt-up Concrete Built 1977

## PROPERTY OVERVIEW

Fully occupied, multi-tenant industrial building For Sale at Port Drive in the Port of Clarkston, WA, offering easy access to highways and Lewiston, Idaho. This asset provides an excellent opportunity for investors or owner-users seeking a well-connected location with strong logistical advantages.

## PROPERTY HIGHLIGHTS

- Investment or Owner/User Opportunity - **Deeded Land and Building for Sale**
- **Current Tenants:** FedEx, Rousseau Co., XPO Logistics Freight, and Clearwater Paper
- Repositioning opportunities with shorter term leases
- Attractive low entry basis, below replacement value. New membrane roof (2010) & Exterior paint (2021)
- 33 Dock Doors, 2 Grade Doors, 25' Clear height, Wet Sprinklered
- 61,992 SF of Distribution/Warehouse space
- 5,840 SF of Office space (8.6%)

**ADDITIONAL PHOTOS**



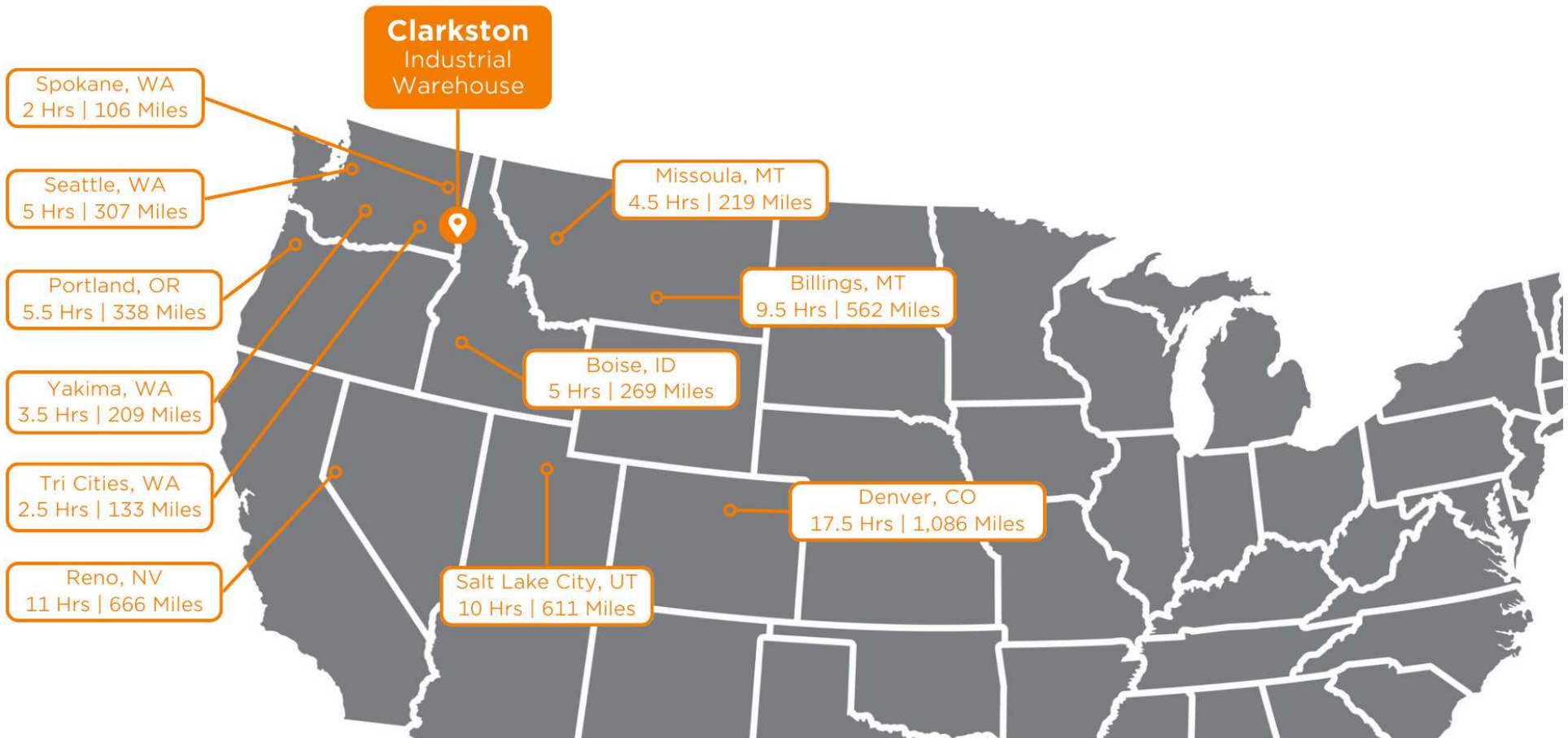
**SITE MAP - LAND AND BUIDLING FOR SALE**



# LOCATION MAP



## Drive Times From Clarkston



# CLARKSTON MSA & ECONOMY DRIVERS

Part of the Lewiston-Clarkston metropolitan area with a combined population exceeding 40,000 residents, Clarkston, Washington is located on the western bank of the Snake River in Asotin County. The region is known for its unique economic blend, combining agriculture, tourism, healthcare, and retail services, which collectively contribute to a stable and steadily growing economy. The area's proximity to Lewiston, Idaho across the river, allows the two cities to function as an economic hub for surrounding rural areas in both Washington and Idaho.



## Agriculture

Thriving on fertile Snake River Valley soil and a favorable climate, key crops include wheat, barley, legumes, and fruits, supported by a food processing industry and the Port of Lewiston.



## Tourism & Outdoor Rec

A gateway to Hells Canyon National Recreation Area, tourists seek river excursions, fishing, and hiking. Cruise lines on the Snake and Columbia rivers support hospitality, and seasonal jobs.



## Healthcare

The healthcare sector, led by Tri-State Memorial Hospital in Clarkston, is a major regional employer and supports numerous secondary jobs in services, administration and retail.



## Retail & Service Sector

Clarkston's retail sector thrives on local and tourist spending, with big-box stores, specialty shops, and cross-border shopping from Idaho, drawn by the state's lack of sales tax.



## Transportation & Logistics

Clarkston's position on the Snake River and access to the Port of Lewiston enable goods movement and transportation services, essential for agricultural and industrial exports, creating a unique inland seaport.



## Education & Training

Walla Walla Community College and Lewis-Clark State College provide education and vocational training, supporting workforce development in healthcare, agriculture, and skilled trades to sustain key economic sectors.

# DEMOGRAPHICS MAP & REPORT

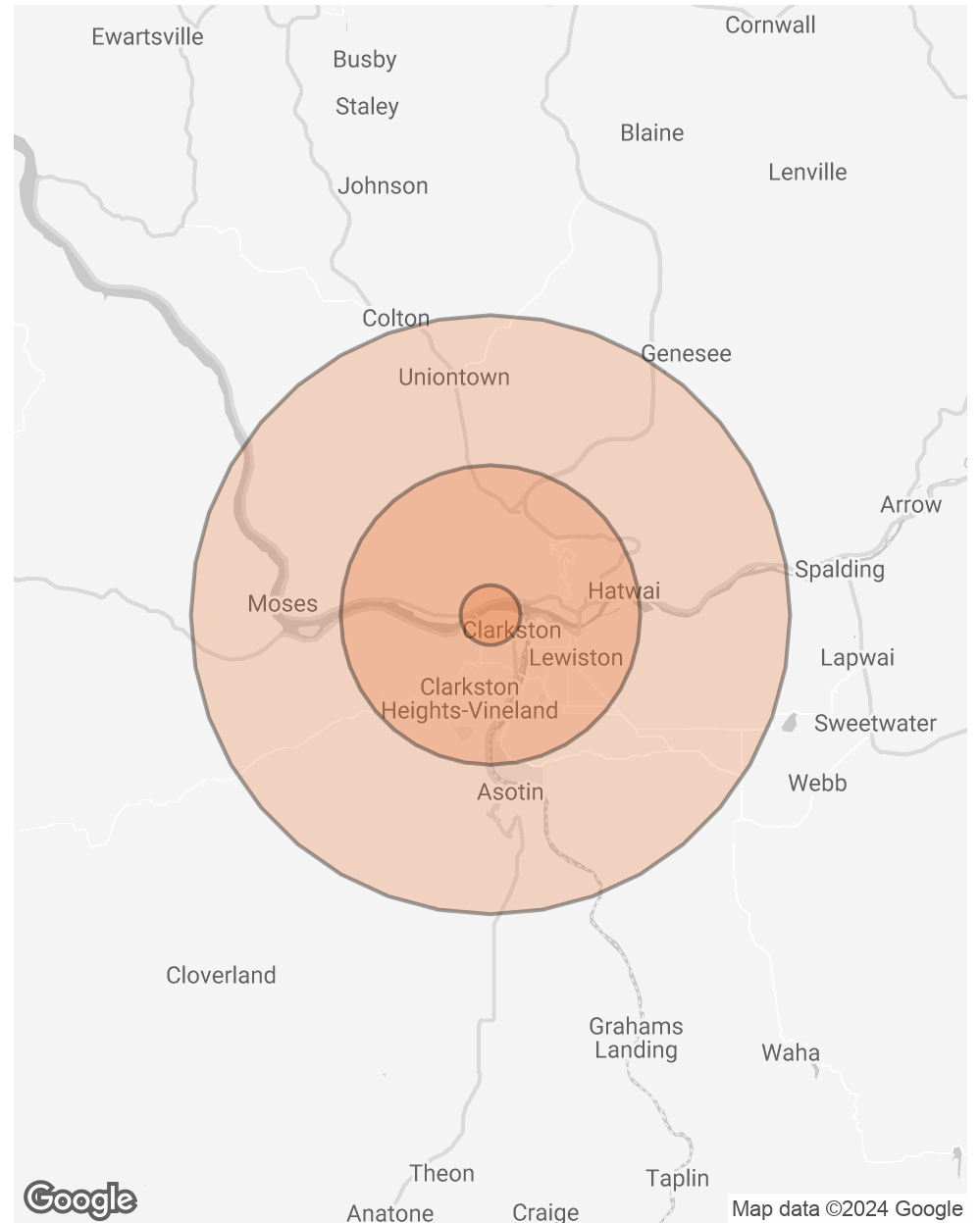
## POPULATION

	1 MILE	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	4,369	39,309	55,280
<b>AVERAGE AGE</b>	38.0	42.2	42.7
<b>AVERAGE AGE (MALE)</b>	37.4	40.3	41.6
<b>AVERAGE AGE (FEMALE)</b>	38.7	43.2	43.3

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	1,826	17,551	24,363
<b># OF PERSONS PER HH</b>	2.4	2.2	2.3
<b>AVERAGE HH INCOME</b>	\$39,320	\$63,293	\$69,375
<b>AVERAGE HOUSE VALUE</b>	\$139,578	\$194,665	\$207,748

2020 American Community Survey (ACS)





## ADVISOR BIOS



### Guy D. Byrd

Designated Broker  
SVN | Cornerstone

Guy is the founder, owner and Managing Director of SVN Cornerstone in Spokane, WA. Guy specializes in the retail and industrial sectors of Commercial Real Estate including property sales, leasing and development on behalf of his regional and national clients.

Guy continues to be an active CCIM Candidate, member of ICSC, and Greater Spokane Inc., and is a former president and current member of the Spokane Commercial Real Estate Traders Club. He is also involved with the community in support of Public and Parochial Schools on which he has served on numerous boards, panels and fundraising campaigns.

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Spokane, WA 99201



### Omar Sadaoui, CCIM

Advisor  
SVN | Cornerstone

Omar Sadaoui is a licensed commercial real estate broker in Washington and Idaho, specializing in the leasing and sales of industrial properties and investments. Before transitioning to commercial real estate, Omar excelled as a project manager, overseeing large-scale HVAC controls projects across Colorado, Wyoming, North Idaho, and Eastern Washington. A CCIM designee, he combines his technical expertise and market knowledge to provide strategic insights to local, regional, and national clients. Dedicated to aligning real estate solutions with business goals, Omar helps clients maximize value and long-term success.

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.