

**26 Acres of Agricultural Land + 5,000 SF
Building**

FOR LEASE

**\$4,500 MO
+ NNN**



**22909 E Trent Avenue |
Otis Orchards, WA 99027**

Property Key Facts

Lease Rate: \$4,500 Mo + NNN

Building Size: 5,000 SF

Zoning: Rural Traditional

Lot Size: 26.21 Acres

Parcel Number: 56346.0142

Paved Parking: 8,000 SF

Exclusively listed by:

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Versatile Agricultural Property with Excellent Highway Exposure

Unique opportunity to lease **26.21 acres of flat, productive agricultural land** with approximately **1,150 feet of frontage along Trent Avenue / Highway 290**. The property features quality soil, excellent visibility and convenient access, offering an attractive location for a variety of agricultural and agricultural-related operations.

Improvements include a **5,000 SF heated Quonset building** with office, restroom, water and ample power, along with approximately **8,000 SF of paved parking** and a **dedicated turn lane from Trent Avenue / Highway 290**.

Currently utilized for sod production, the property's combination of productive acreage, highway frontage, existing improvements and customer-friendly access creates a particularly compelling opportunity for **direct-to-consumer agricultural sales, nursery operations, agritourism and other compatible agricultural uses**.

Property Highlights

WIDE RANGE OF POTENTIAL AGRICULTURAL USES:

The property's acreage, improvements and highway exposure provide flexibility for numerous agricultural and agricultural-related uses, including:

- Commercial Crop Production – sod, fruit, vegetables and other crops
- Direct-to-Consumer Sales – farm stand, produce sales, U-pick operations and similar concepts
- Seasonal Agritourism – pumpkin patches, harvest festivals, corn mazes and related activities
- Nursery / Garden Operations
- Horse or Dog Boarding
- Other Agricultural & Agricultural-Related Uses

Land:

- Flat, productive agricultural land
- Currently utilized for fescue sod production
- Approximately 1,150' of Trent Avenue / Highway 290 frontage
- Dedicated turn lane access from Trent Avenue / Highway 290
- Excellent visibility and accessibility

Building:

- Ample power
- Built in 1990



5,000 SF Quonset Building



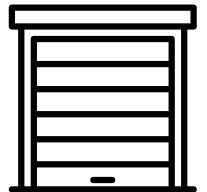
Office and restroom



Water Service



Heated

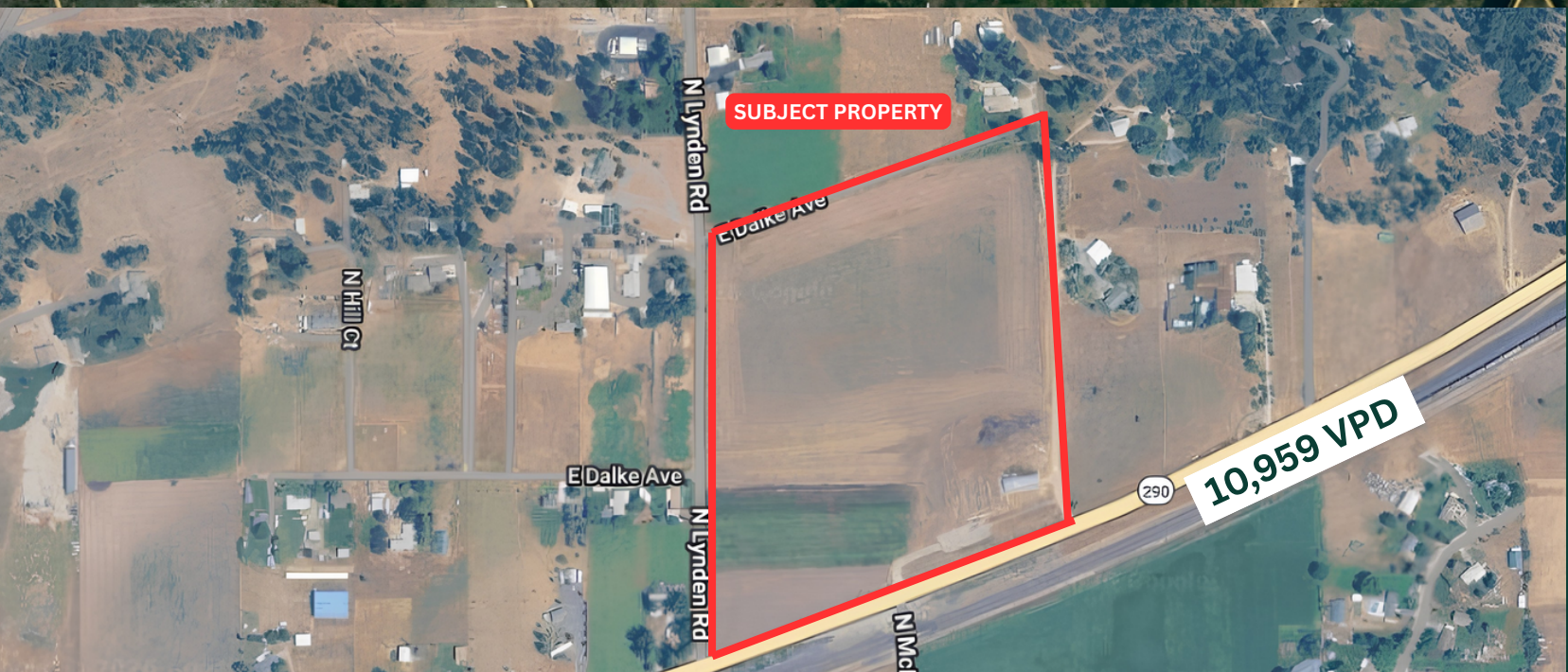
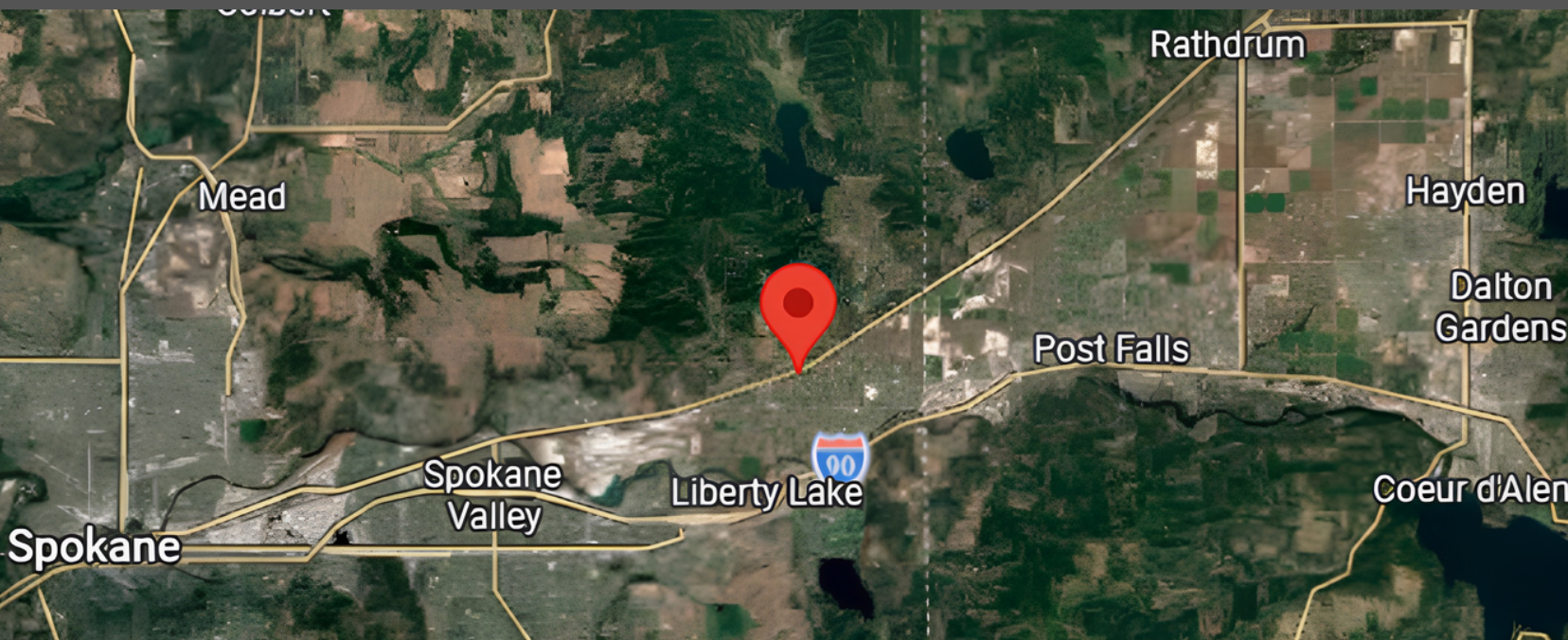


12' x 14' door

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