

# WASCO BUILDING

*This light industrial building, on the West side of town, offers up to 5,640 SF of contiguous space for lease/sale. It has plenty of parking for standard industrial users and located in walking distance to restaurants and shopping centers.*



BUILDING SIZE	5,640 SF
SPACE SIZES	1,400 SF-5,640 SF contiguous
LEASE RATE	\$1.25 PSF, NNN
SALE PRICE	\$1,350,000
BUILDING TYPE	Modern flexible industrial building with a mezzanine, 7 offices in the east end, and 3 offices in the middle
PARKING	Abundant free on-site parking for tenants and customers
LOCATION	Prime location in the hub of Columbia Gorge activity
TOURISM	Top rated tourist destination
DEMOGRAPHICS	Excellent demographics and highly ranked school system
OWNER CARRY	Along with in place rent on 50% of the building

**5,640 SF**      **\$1.25/SF**  
AVAILABLE

**\$1,350,000**  
SALE PRICE

**TOM BACCI**  
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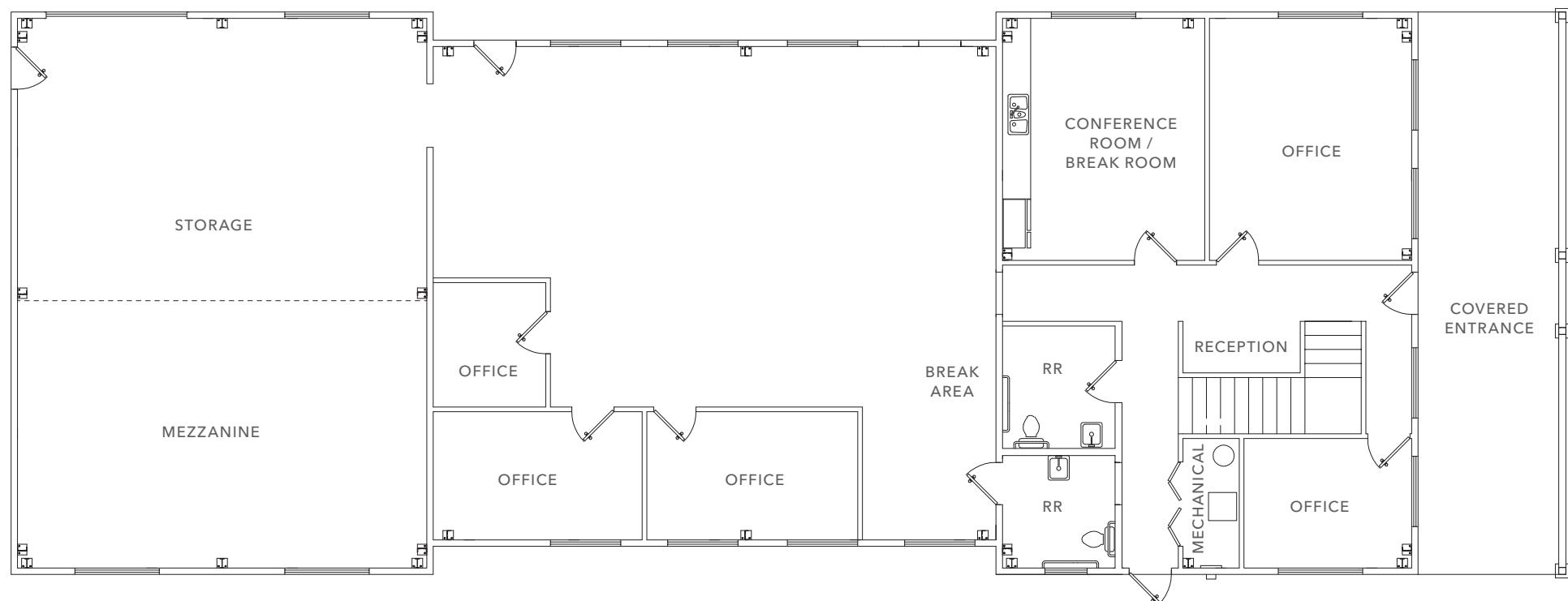
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FOR SALE OR LEASE

# GROUND FLOOR PLAN

5,640 SF  
TOTAL BUILDING SIZE



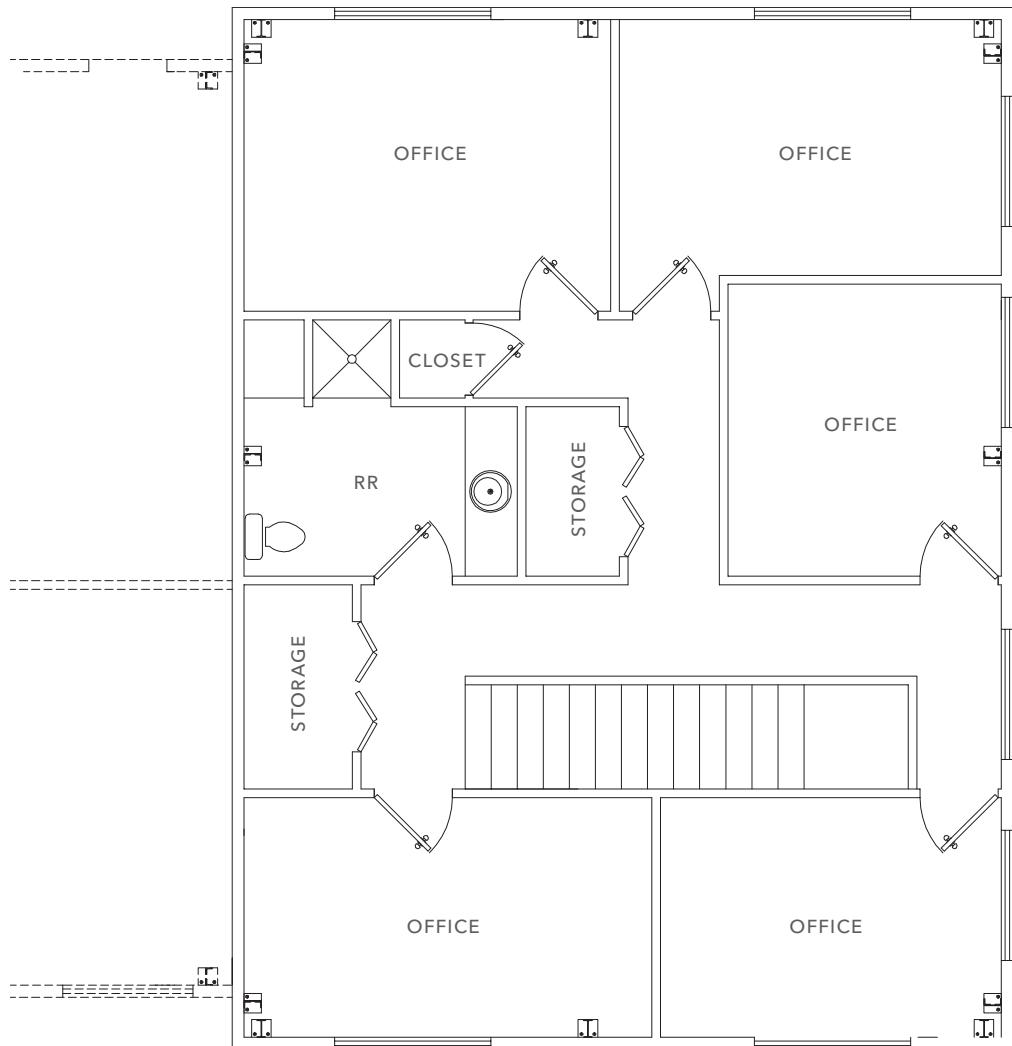
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## 2ND FLOOR PLAN



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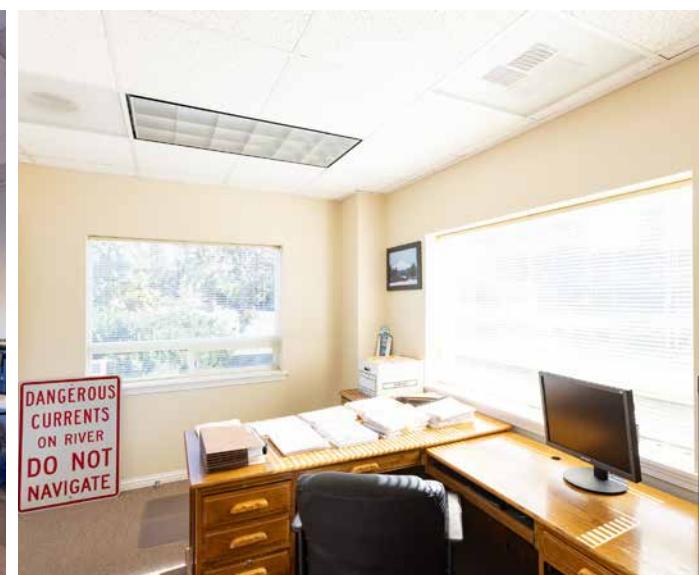


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