

# 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.*

SUBJECT  
PROPERTY

200 N WASCO CT, HOOD RIVER, OR

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** AVAILABLE  
**\$1.25/SF** LEASE RATE, NNN

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

**TOM BACCI**  
916.803.6023 | tom.bacci@kidder.com

KIDDER.COM

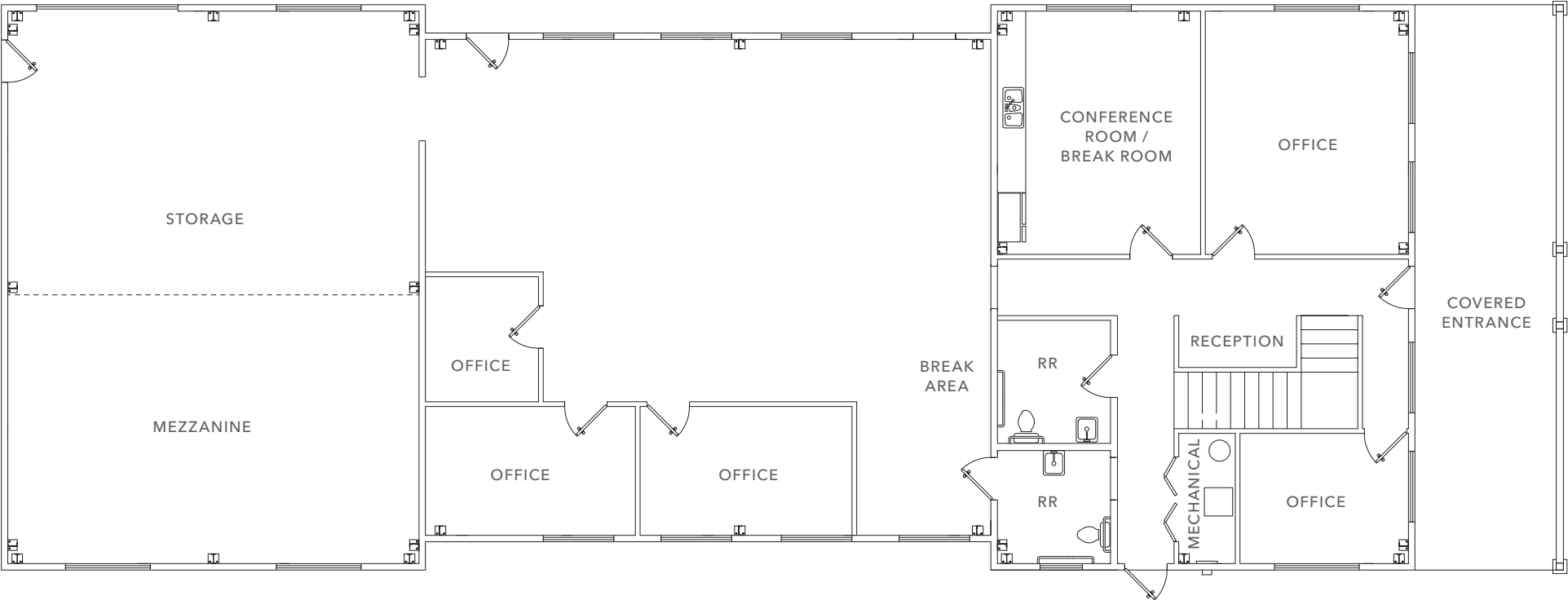
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.



FOR SALE OR LEASE

# GROUND FLOOR PLAN

5,640 SF  
TOTAL BUILDING SIZE



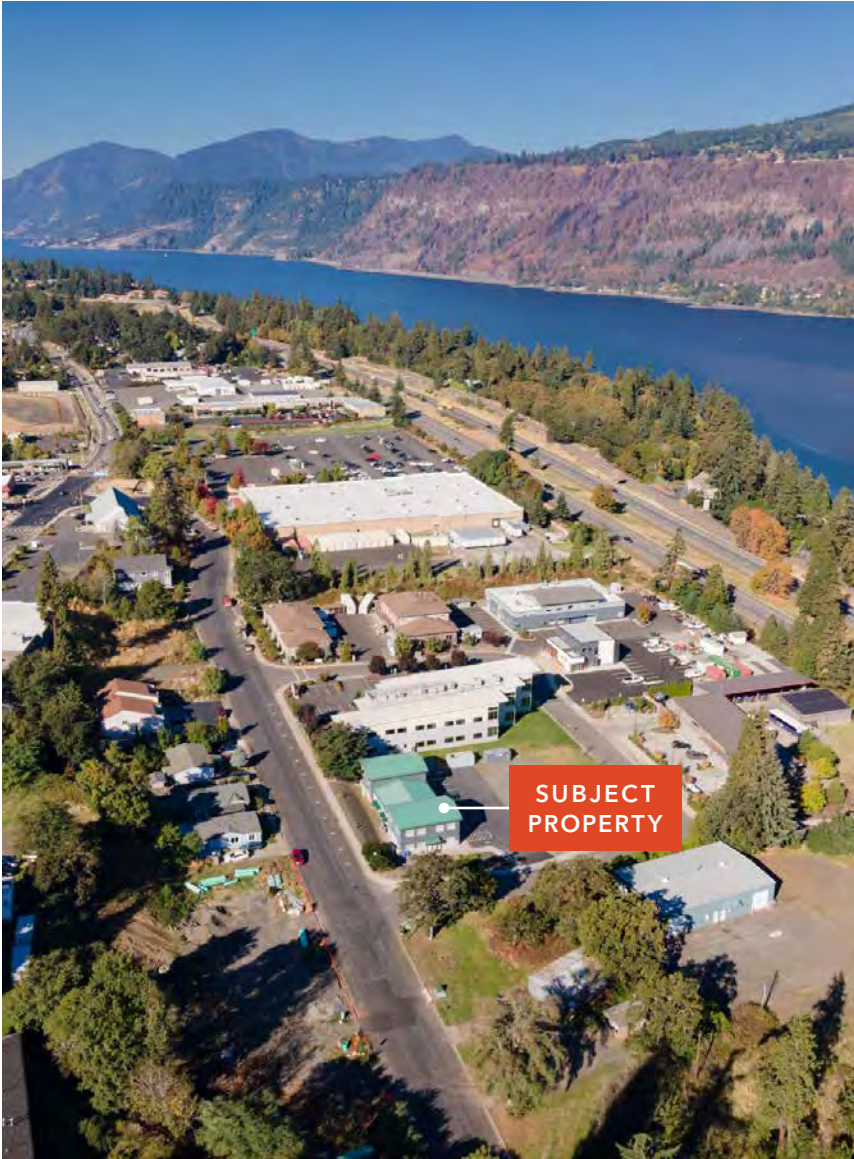
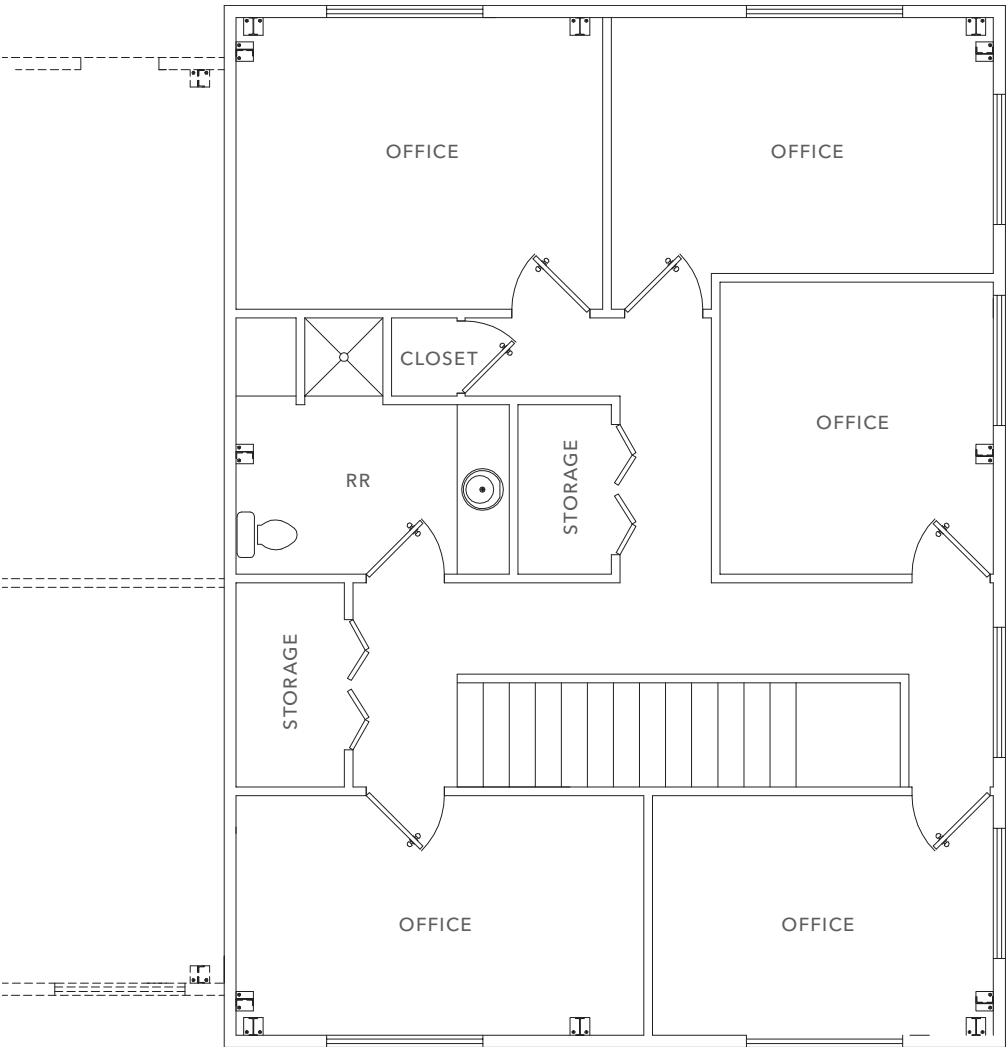
KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.





# 2ND FLOOR PLAN



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.





FOR SALE OR LEASE



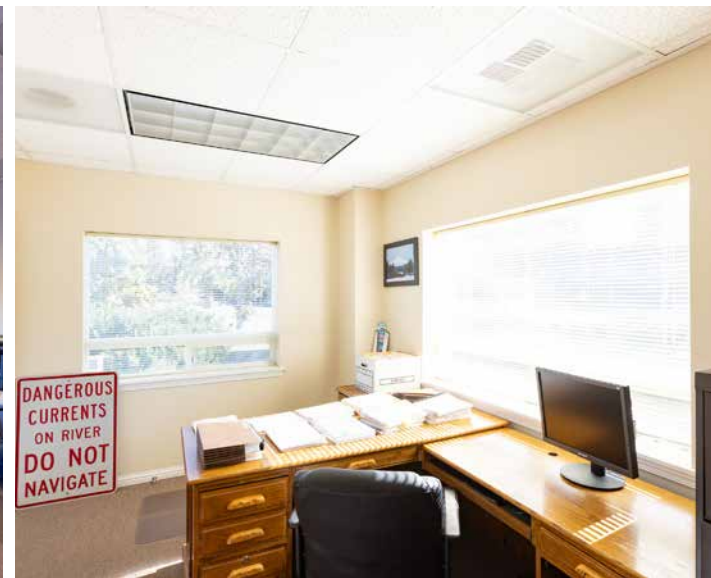
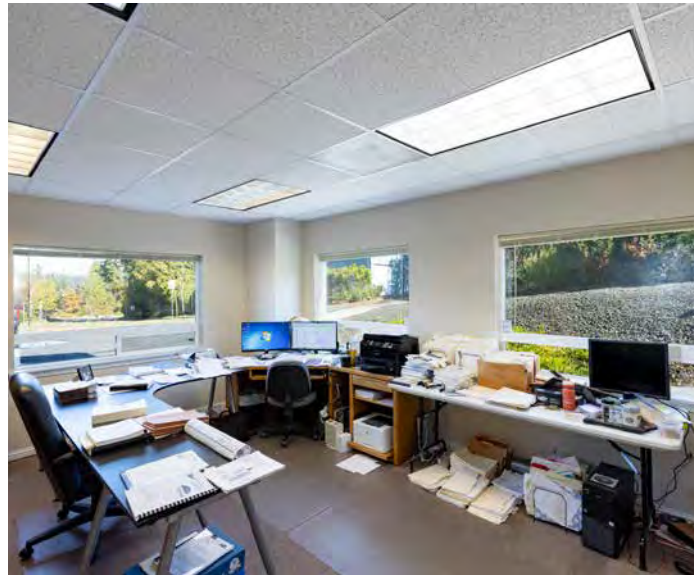
KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.





FOR SALE OR LEASE



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.





FOR SALE OR LEASE



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.





