

FOR LEASE

Affordable Flex Commercial Building



Offered at:
Available:

\$8.00/SF, NNN
5,551SF +/-

3001 Main St
Union Gap, WA 98903

509.966.3800: O
509.961.7575: C

218 SSgt Pendleton Way
Yakima, WA 98901

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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$8.00/SF, NNN
Monthly Base Rent:	\$3,701/month, NNN
Available SF:	5,551SF +/-
Estimated CAM's/NNN's:	\$2.00/SF +/-
Zoning:	CBD
Parcel Number:	191205-24010

PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease an affordable flex commercial building suitable for either retail or quasi-industrial uses located near the heart of Union Gap’s retail corridor. It has excellent visibility, presence and access from Main St.

The building consists of approximately 3,782SF of showroom area and approximately 1,762SF of warehouse space that’s served by both a ground level loading door and recessed loading dock.

Past uses have included a liquor store, Fastenal and a traditional retailer.

Highlights

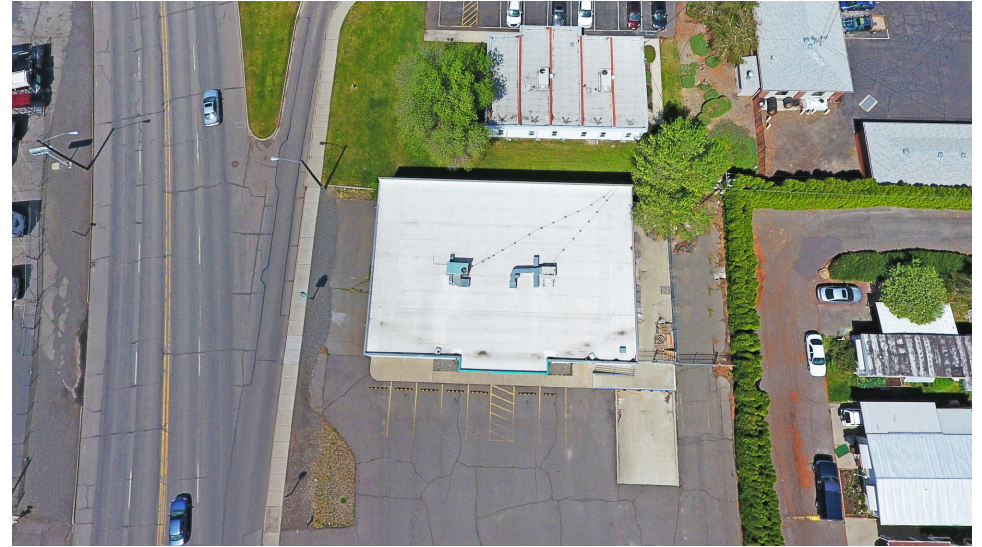


PROPERTY HIGHLIGHTS

- Flex commercial building suitable for retail or quasi-industrial uses. Previous users have included a liquor store, Fastenal and traditional retailer.
- High traffic location with excellent visibility, presence and access from Main St, while being approximately 5 blocks from the Valley Mall.
- Includes approximately 3,782SF of showroom area with a pair of private offices and approximately 1,762SF of warehouse.
- Includes both a ground level loading door and a recessed loading dock with a small, secured patio for exterior storage.
- Low CAM's/NNN's estimated at approximately \$2/SF/year.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,151	10,092	29,522
Total Population	3,402	30,621	86,850
Average HH Income	\$42,731	\$40,783	\$43,086

Additional Photos



Additional Photo

