

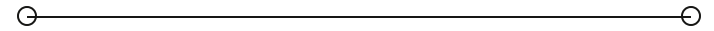


FOR LEASE

Clarkston Industrial Park

1370 PORT DR

Clarkston, WA 99403



PRESENTED BY:

GUY D. BYRD, SIOR

Phone: 509.321.2000

C: 509.953.5109

guy.byrd@svn.com

WA #17968

OMAR SADAoui, CCIM

Phone: 509.321.2000

C: 509.601.0695

omar.sadaoui@svn.com

WA #22008121



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$0.70 SF/mo NNN
AVAILABLE SF:	11,904 - 35,712 SF
BUILDING SF:	67,853 SF
LOT SIZE:	5.21 AC
NNN EST:	\$0.15/SF/mo
LOADING:	18 Dock-High 2 Drive in Doors
ZONING:	HI, Heavy Industrial
MARKET:	Lewiston-Clarkston

PROPERTY OVERVIEW

Multi-tenant industrial warehouse building For Lease and 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 tenants, investors, or owner-users seeking a well-connected location with strong logistical advantages.

PROPERTY HIGHLIGHTS

- Concrete Tilt-Up - Built in 1977
- Current Tenants: FedEx, Inland 465, Rousseau Co., XPO Logistics Freight, and Inland 465
- 18 Dock Doors available. 1 dock door per 1,984 SF of space.
- 25' Clear height
- Wet Sprinklered
- Potential Owner-Occupant and Investment Property
- Fenced and improved Yard space can be made available for additional rent

AVAILABLE SPACE



ADDITIONAL PHOTOS



SITE MAP

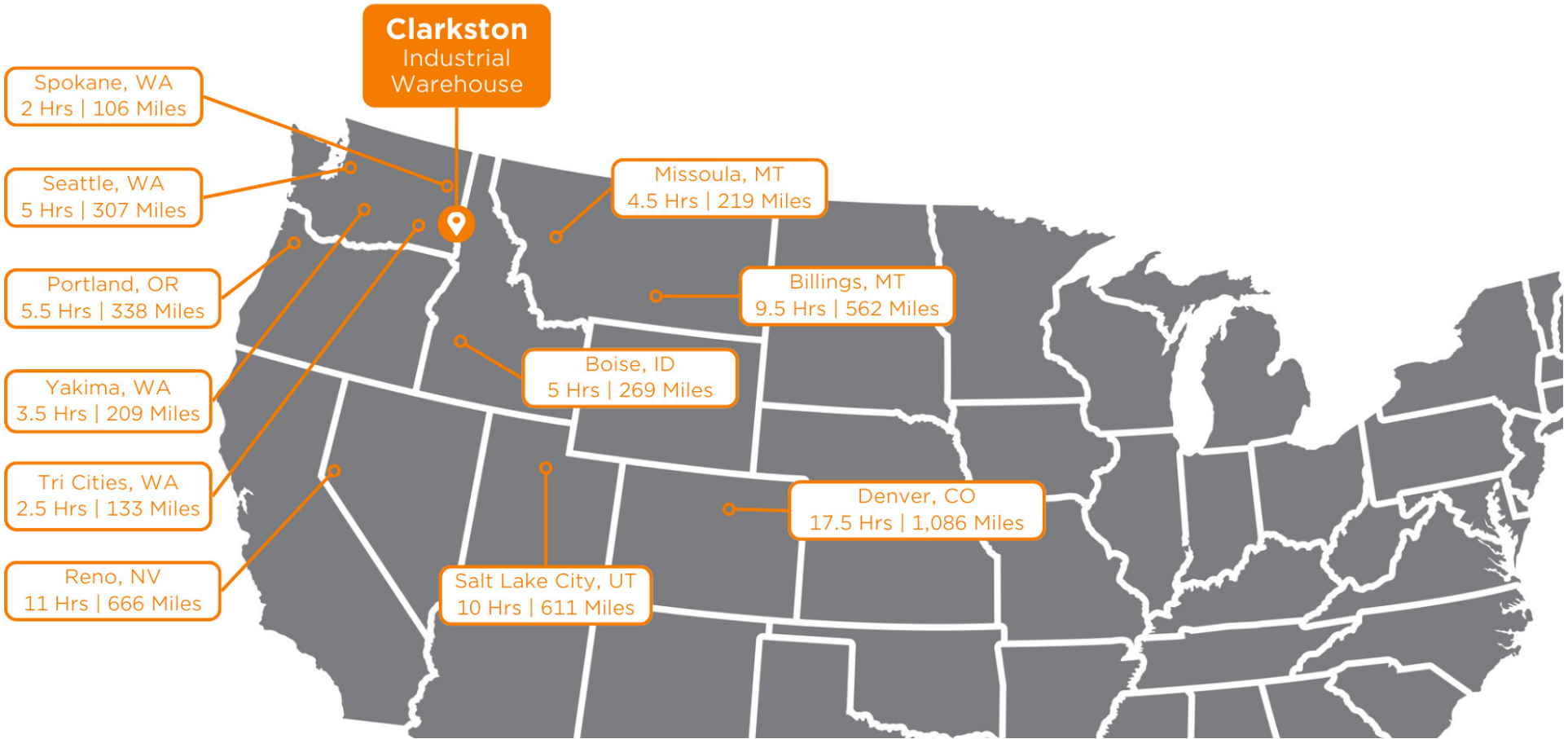


LOCATION MAP





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

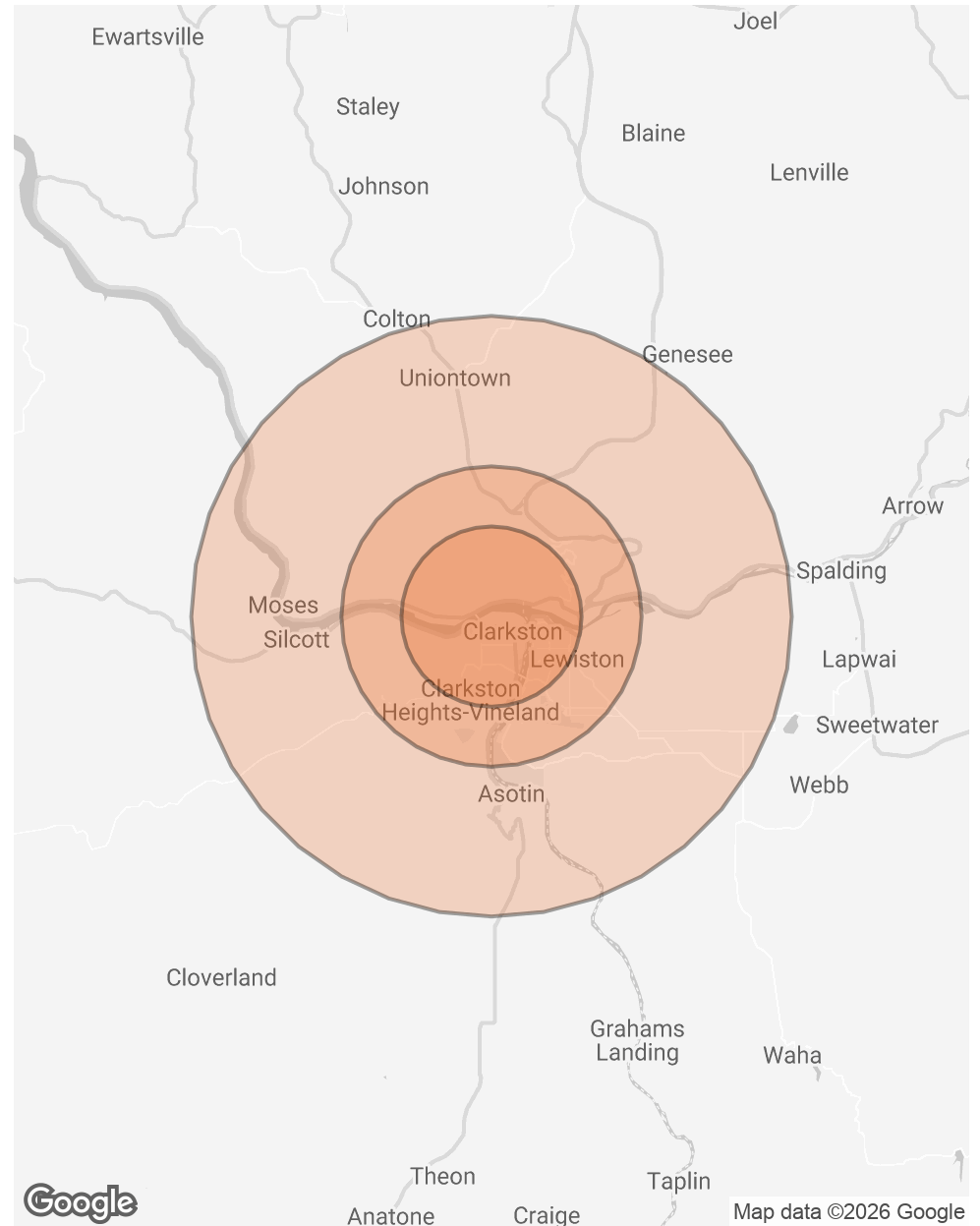
3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	27,872	42,898	60,671
AVERAGE AGE	42	43	43
AVERAGE AGE (MALE)	41	42	42
AVERAGE AGE (FEMALE)	43	44	44

HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	11,589	17,913	25,166
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$86,862	\$90,195	\$95,930
AVERAGE HOUSE VALUE	\$313,866	\$319,330	\$331,151

2020 American Community Survey (ACS)



ADVISOR BIOS



Guy D. Byrd, SIOR

Designated Broker
SVN | Cornerstone

Guy D. Byrd is the founder, owner, and Managing Director of SVN Cornerstone Commercial Real Estate, a leading full-service firm in Spokane, Washington. Since launching SVN Cornerstone in 2015 through a strategic partnership with SVN International, Guy has built a high-performing, collaborative team serving clients throughout Washington, Idaho, and across the U.S.

With more than 38 years of experience and over \$500 million in closed transactions, Guy specializes in industrial and retail property development, representing national clients such as Caliber, McKinstry, Par Pacific, Lithia Corp, Jeld-Wen Corporation, EZ Loader Industries, and Airgas. His leadership has earned multiple SVN President's Circle and Partner's Circle awards.

An active member of CCIM, ICSC, SIOR, and Greater Spokane Inc., Guy is a past president of the Spokane Commercial Real Estate Traders Club and serves on the Board of Directors for the American Red Cross Inland Northwest Region. He also supports Spokane schools through board service, panels, and fundraising.

Phone: 509.321.2000
Cell: 509.953.5109
guy.byrd@svn.com
1311 N. Washington Street
Suite D
Spokane, WA 99201



Omar Sadaoui, CCIM

Advisor
SVN | Cornerstone

Omar Sadaoui, CCIM, is a commercial real estate broker specializing in the sale and leasing of industrial properties across Eastern Washington and North Idaho. He works with owners and occupiers to make informed real estate decisions, whether that involves acquiring space, selling an asset, or understanding what a property is worth in today's market.

Before entering commercial real estate, Omar managed large-scale Building Automation System projects across the Pacific Northwest and Rocky Mountain region. That technical background gives him a working understanding of industrial facilities and building systems that most brokers don't have, and it informs how he evaluates properties and identifies issues that affect value.

Omar holds the CCIM designation and the SVN International Certified Industrial Specialist designation. He takes a data-driven approach to valuation, site selection, and investment analysis and has completed over 500,000 SF and \$35 million in transaction volume over the last three years.

Phone: 509.321.2000
Cell: 509.601.0695
omar.sadaoui@svn.com
1311 N. Washington Street
Suite D
Spokane, WA 99201

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

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.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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.