

GOODMAN RD INDUSTRIAL COMPLEX

FOR LEASE

GOODMAN ROAD, UNION GAP, WA 98903



PROPERTY DESCRIPTION

Breaking ground on a new six-building industrial complex located in the heart of Union Gap's industrial core. Four of the buildings will offer 12,600 SF each, with the ability to demise spaces to approximately 6,300 SF to accommodate a variety of user needs. Current plans include drive-through bays and in-suite restrooms for each 6,300 SF unit. Two additional buildings will provide 7,680 SF each, with the Landlord willing to construct office improvements and additional restrooms based on lease rate and term.

PROPERTY HIGHLIGHTS

- Clear height: 22' (front) 19' (rear)
- 14'x14' grade-level door
- Newly Constructed Property
- Landlord Willing to Complete Interior Build-Outs to Suit Tenant Needs
- Fully Gated and Secure Facility

OFFERING SUMMARY

Lease Rate:	\$1.25-\$1.45
Available SF:	Four 12,600SF buildings demisable to 6,300SF and Two buildings 7,680SF
Lot Size:	6.2 Acres
Building Size:	12,600SF x four buildings, 7,680SF stand-alone

DEMOGRAPHICS	0.5 MILES	1 MILE	5 MILES
Total Households	39	572	35,954
Total Population	93	1,589	99,668
Average HH Income	\$74,941	\$72,180	\$72,274

MIKE ABRAMS

Commercial Real Estate Broker
509.949.1389
mikea@johnlscott.com

John L. Scott[®]
REAL ESTATE

GOODMAN RD INDUSTRIAL COMPLEX

FOR LEASE

GOODMAN ROAD, UNION GAP, WA 98903



MIKE ABRAMS
Commercial Real Estate Broker
509.949.1389
mikea@johnlscott.com

John L. Scott
REAL ESTATE

GOODMAN RD INDUSTRIAL COMPLEX

GOODMAN ROAD, UNION GAP, WA 98903

FOR LEASE



MIKE ABRAMS

Commercial Real Estate Broker
509.949.1389
mikea@johnlscott.com

John L. Scott
REAL ESTATE

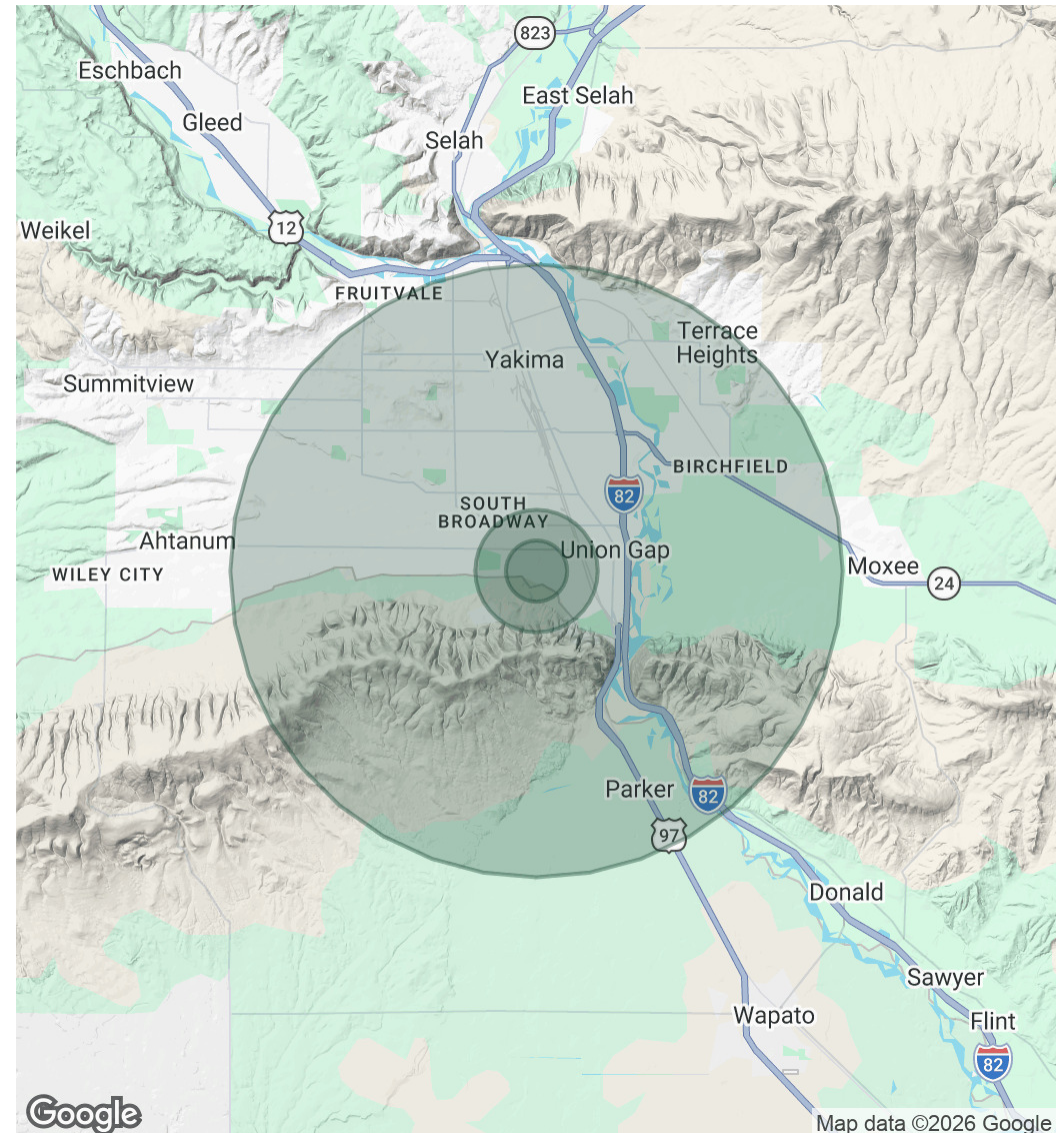
GOODMAN RD INDUSTRIAL COMPLEX

FOR LEASE

GOODMAN ROAD, UNION GAP, WA 98903

POPULATION	0.5 MILES	1 MILE	5 MILES
Total Population	93	1,589	99,668
Average Age	44	39	37
Average Age (Male)	43	39	37
Average Age (Female)	45	40	38
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	5 MILES
Total Households	39	572	35,954
# of Persons per HH	2.4	2.8	2.8
Average HH Income	\$74,941	\$72,180	\$72,274
Average House Value	\$245,085	\$233,297	\$291,580

Demographics data derived from AlphaMap



MIKE ABRAMS

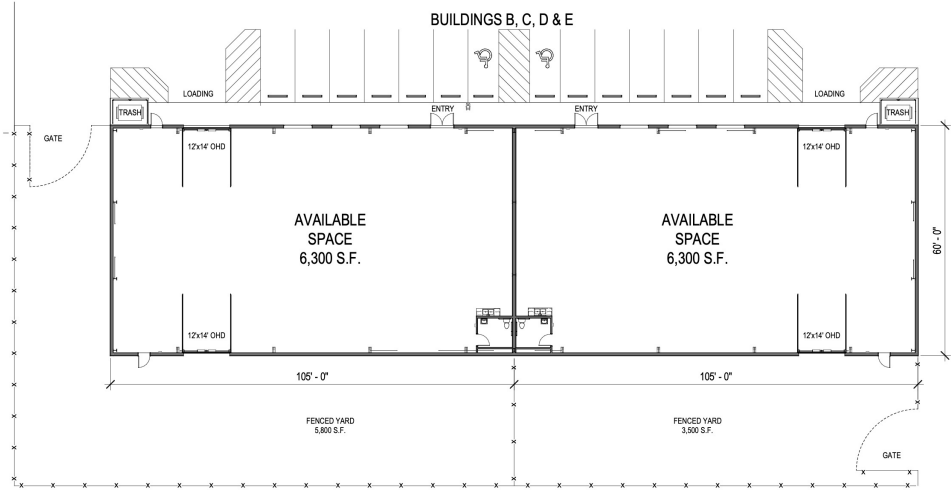
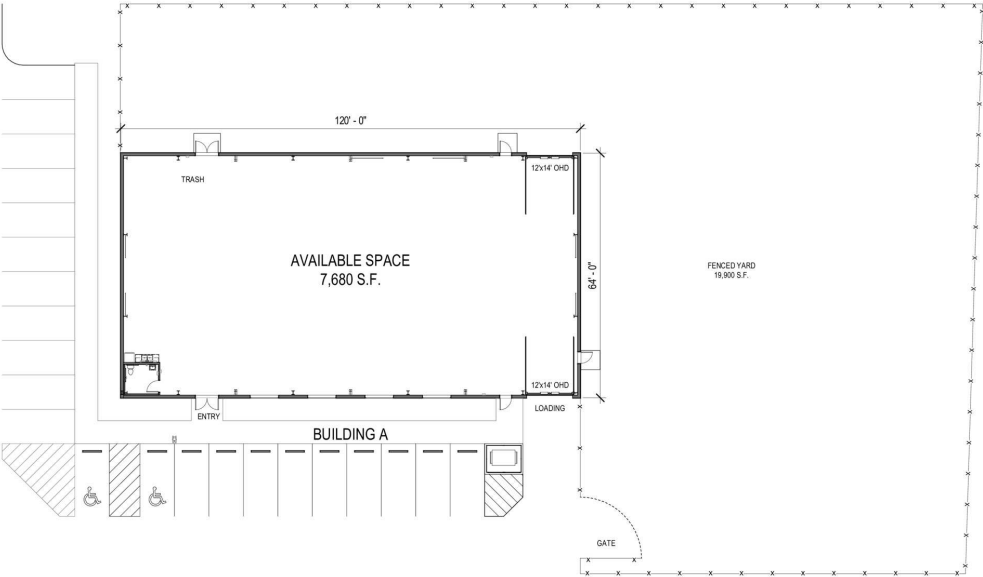
Commercial Real Estate Broker
 509.949.1389
 mikea@johnlscott.com



GOODMAN RD INDUSTRIAL COMPLEX

FOR LEASE

GOODMAN ROAD, UNION GAP, WA 98903



MIKE ABRAMS
Commercial Real Estate Broker
509.949.1389
mikea@johnlscott.com

John L. Scott
REAL ESTATE