

Industrial Building For Sale or For Lease

94 W Valley Mall Blvd

Union Gap, WA 98903

[View Drone Footage](#)



// PRESENTED BY:

**CORY BARBIERI**

VICE PRESIDENT

509.344.4901

CBARBIERI@G-B.COM

**RYAN OBERG**

COMMERCIAL LEASING & SALES BROKER

509.990.8423

RYAN.OBERG@G-B.COM





## // PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Welcome to an exceptional commercial opportunity at 94 W Valley Mall Blvd in Union Gap, Washington. This expansive property boasts a total of 80,715 square feet, featuring a strategic mix of spaces to accommodate various business needs.

With 61,140 square feet dedicated to cooler space, 11,498 square feet for offices, and 8,077 square feet designated for industrial use, this property offers a versatile layout to suit a range of business operations. Built in 1997 on  $\pm 6.7$  acres of land, this well-maintained facility presents a prime investment opportunity in a thriving location.

Conveniently situated just moments away from major retailers such as Costco, Lowe's, and Winco, this property enjoys high visibility and accessibility. Its central location provides easy access to Interstate 82, offering seamless connections to key cities including Seattle, Portland, Spokane, and Boise.

Whether you're looking to expand an existing business, establish a new enterprise, or make a sound investment, this property offers the ideal setting to achieve your commercial objectives. Don't miss the chance to secure a strategic foothold in this dynamic market.

### PROPERTY DETAILS

- 80,715 SF
- $\pm 6.7$  Acres/ 291,852 SF
- Built in 1997
- Lease Back option available by seller
- Close proximity to Airport & Hwy 82
- Surrounding tenants include Costco, Lowe's WinCo Foods, and Yakima Car Dealership
- 18+ Clear Height
- Pylon Sign with Electric Reader Board
- Two Ingress/Egress

**Sale Price:** \$9,000,000

**Lease Rate:** \$1 PSF a month + NNN

// PRESENTED BY:

**CORY BARBIERI**

VICE PRESIDENT

509.344.4901

CBARBIERI@G-B.COM

**RYAN OBERG**

COMMERCIAL LEASING & SALES BROKER

509.990.8423

RYAN.OBERG@G-B.COM



## // PROPERTY INFORMATION

Address	94 W Valley Mall Blvd	Office Square Footage	11,498
Zoning	M-1 Light Industrial	Covered Area Square Footage	17,500
Parcel #	181201-11405	Clear Height	18'+
Year Built	1997	Dock Doors	11
Power	480Y/177V 3 Phase 1600 Amps	Overhead Doors	6
HVAC Info	2 Units. Lennox GCS24 Natural Gas 160,000 BTU Output. Lennox GCSA16 Natural Gas 40,000 BTO Output. Age: 1990's.	City Water	Union Gap
Total Square Footage	80,715	City Sewer	Union Gap
Cooler Square Footage	61,140	Power Company	Pacific Power
Industrial Square Footage	8,077	Roof Info	9 Years Old



// PRESENTED BY:

**CORY BARBIERI**  
VICE PRESIDENT  
509.344.4901  
CBARBIERI@G-B.COM

**RYAN OBERG**  
COMMERCIAL LEASING & SALES BROKER  
509.990.8423  
RYAN.OBERG@G-B.COM





94 W Valley Mall Blvd // Union Gap, WA 98903

## // ADDITIONAL PHOTOS



// PRESENTED BY:

**CORY BARBIERI**  
VICE PRESIDENT  
509.344.4901  
CBARBIERI@G-B.COM

**RYAN OBERG**  
COMMERCIAL LEASING & SALES BROKER  
509.990.8423  
RYAN.OBERG@G-B.COM





94 W Valley Mall Blvd // Union Gap, WA 98903

## // ADDITIONAL PHOTOS



// PRESENTED BY:

**CORY BARBIERI**  
VICE PRESIDENT  
509.344.4901  
CBARBIERI@G-B.COM

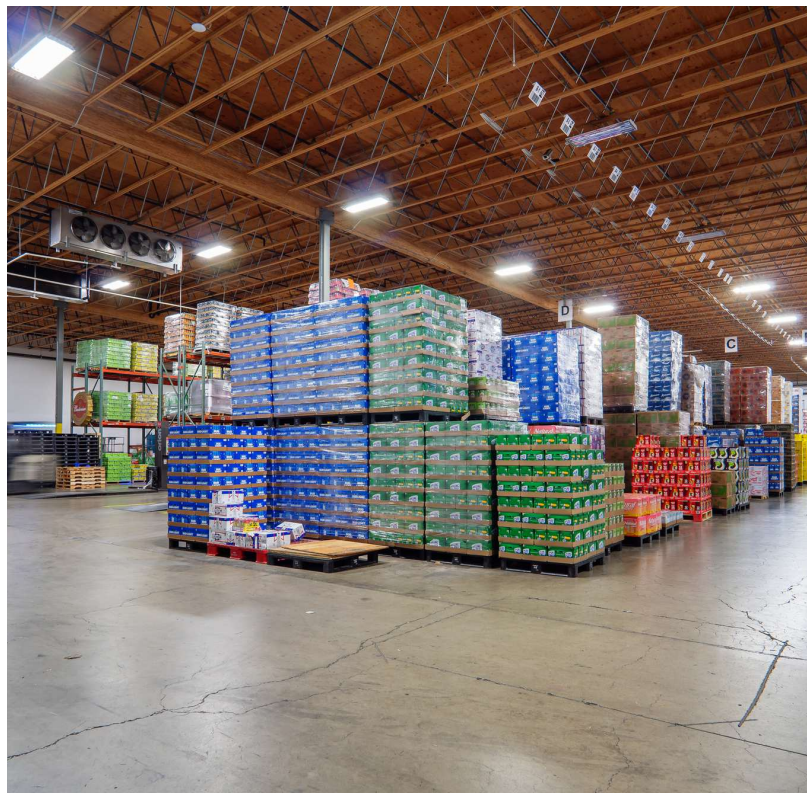
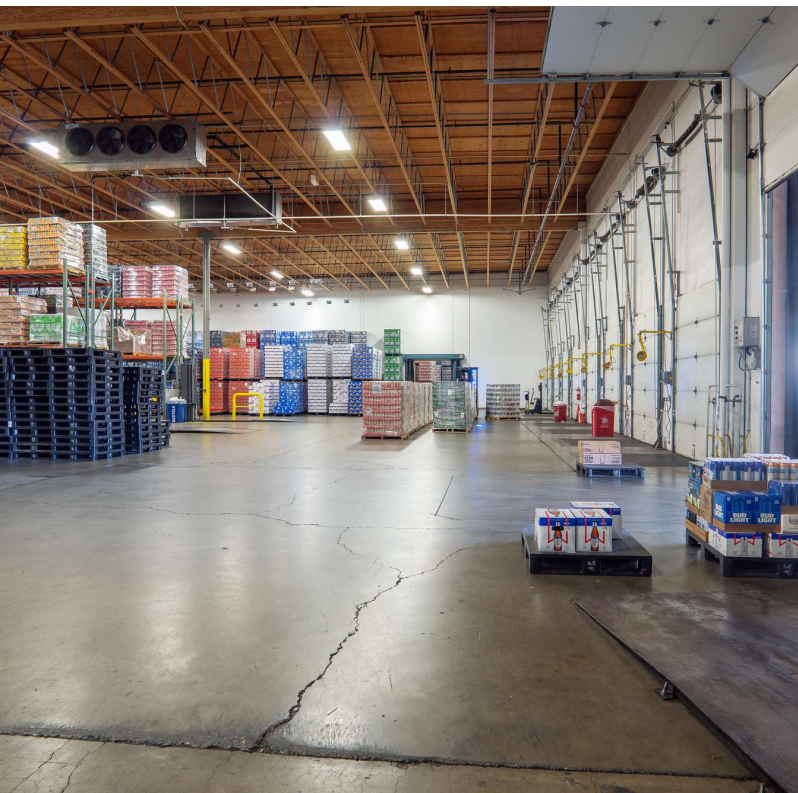
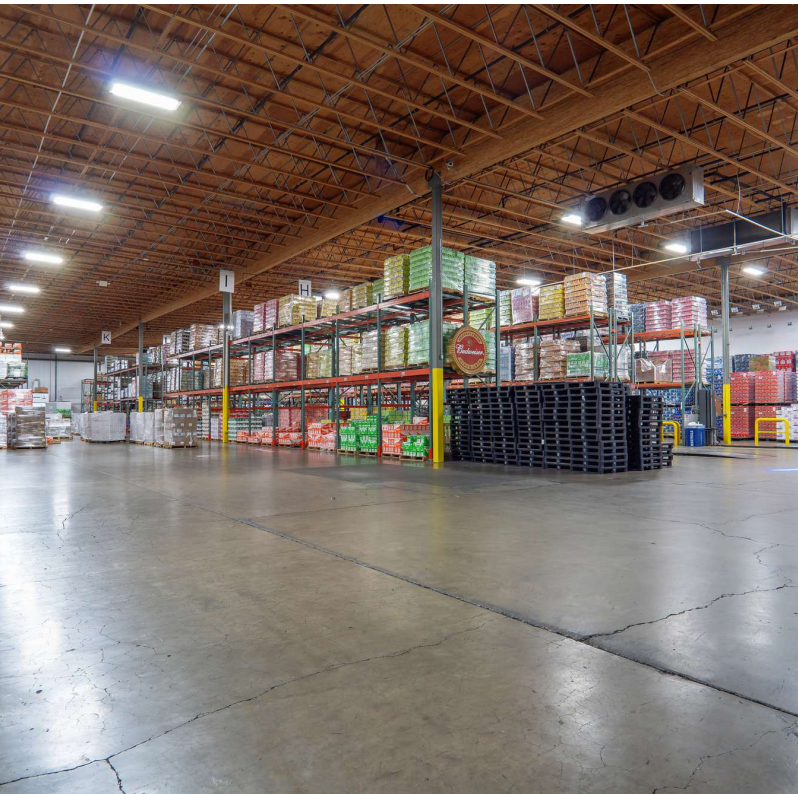
**RYAN OBERG**  
COMMERCIAL LEASING & SALES BROKER  
509.990.8423  
RYAN.OBERG@G-B.COM





94 W Valley Mall Blvd // Union Gap, WA 98903

## // ADDITIONAL PHOTOS



// PRESENTED BY:

**CORY BARBIERI**  
VICE PRESIDENT  
509.344.4901  
CBARBIERI@G-B.COM

**RYAN OBERG**  
COMMERCIAL LEASING & SALES BROKER  
509.990.8423  
RYAN.OBERG@G-B.COM





## // RETAILER MAP



// PRESENTED BY:

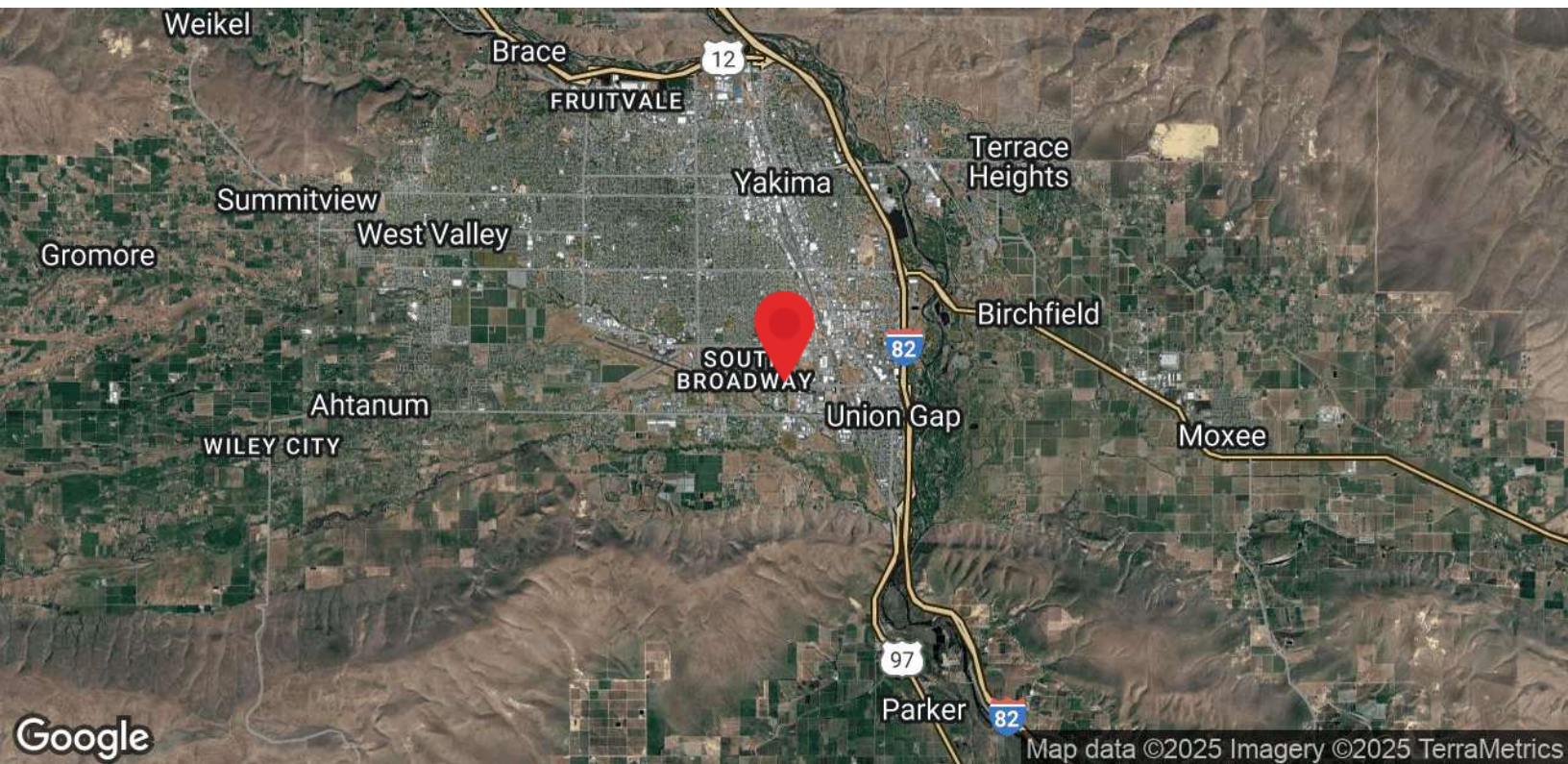
**CORY BARBIERI**  
VICE PRESIDENT  
509.344.4901  
CBARBIERI@G-B.COM

**RYAN OBERG**  
COMMERCIAL LEASING & SALES BROKER  
509.990.8423  
RYAN.OBERG@G-B.COM





## // LOCATION MAP



// PRESENTED BY:

**CORY BARBIERI**

VICE PRESIDENT  
509.344.4901

CBARBIERI@G-B.COM

**RYAN OBERG**

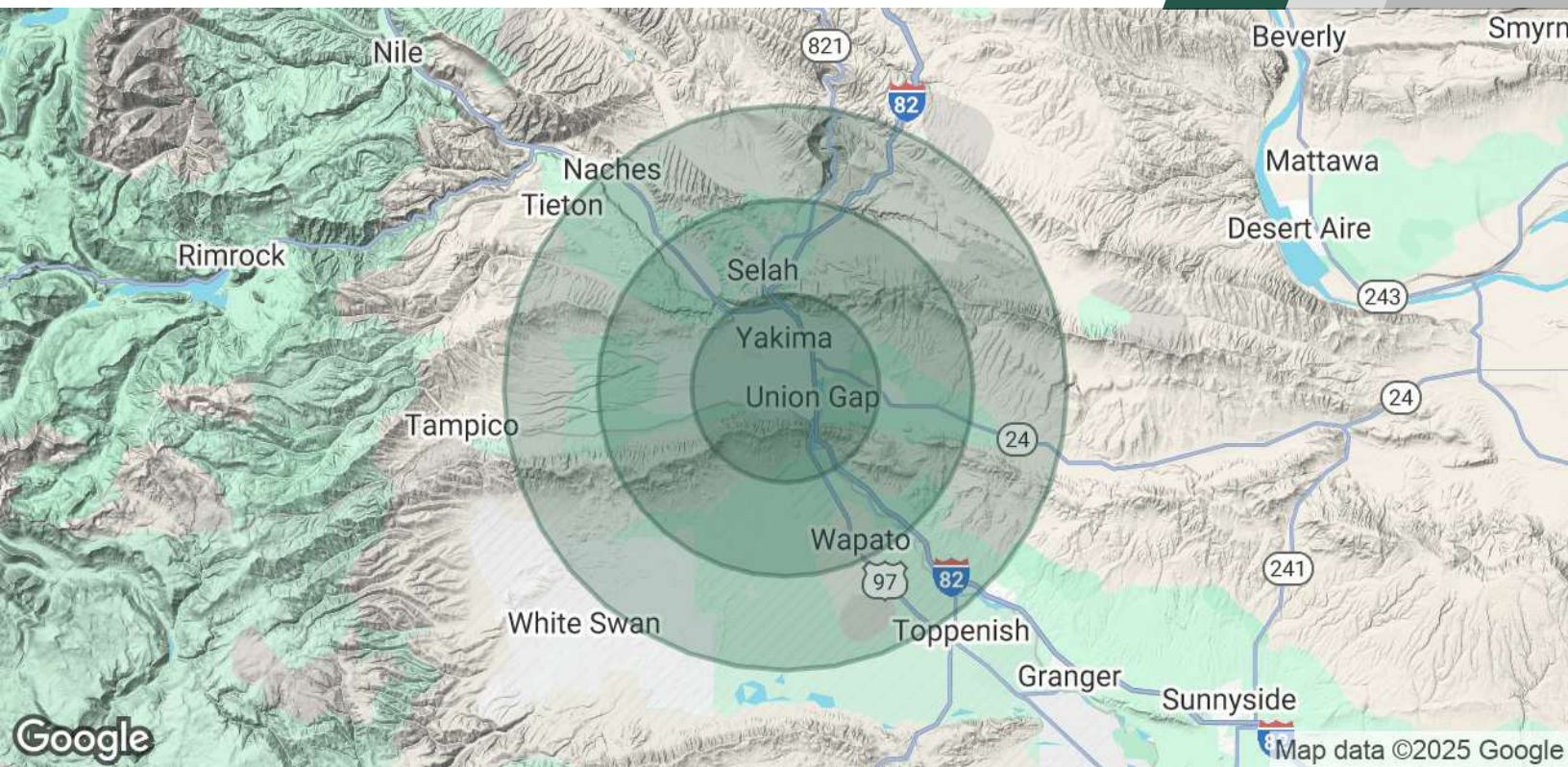
COMMERCIAL LEASING & SALES BROKER  
509.990.8423

RYAN.OBERG@G-B.COM





# // DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	105,374	162,746	207,592
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	38	39	39

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	38,314	58,291	72,562
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$73,488	\$82,564	\$84,411
Average House Value	\$295,173	\$330,338	\$341,704

Demographics data derived from AlphaMap

// PRESENTED BY:

**CORY BARBIERI**  
VICE PRESIDENT  
509.344.4901  
CBARBIERI@G-B.COM

**RYAN OBERG**  
COMMERCIAL LEASING & SALES BROKER  
509.990.8423  
RYAN.OBERG@G-B.COM

