

FOR LEASE

**Prime Freeway Frontage
Retail Or Industrial**



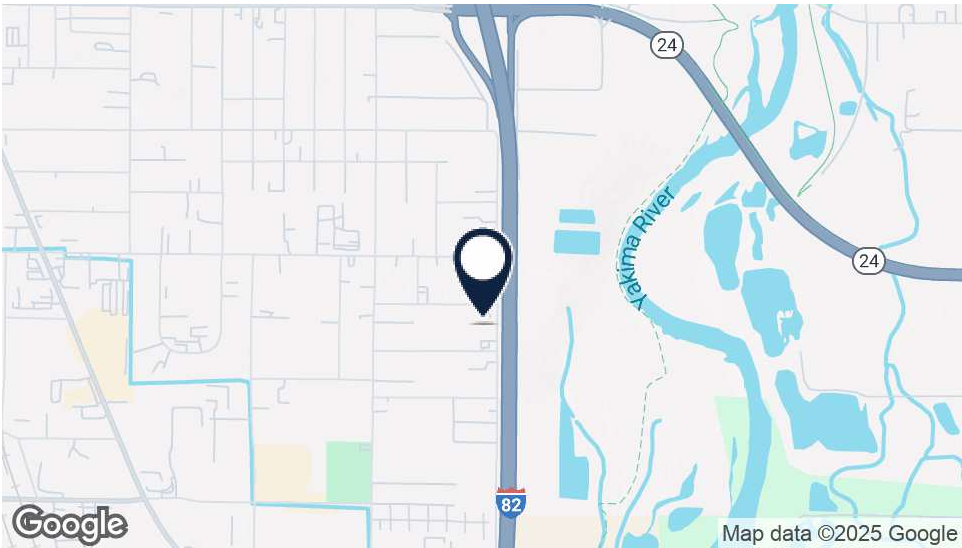
Offered at:
Available:

\$9/SF, NNN
9,848SF, 29,783SF or 39,631SF

**1820 Rudkin Rd
Union Gap, WA 98903**

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Executive Summary



OFFERING SUMMARY

| | |
|------------------------|-------------------------|
| Lease Rate: | \$9/SF, NNN |
| Available SF: | 39,631SF +/- |
| Demisable to: | 9,848SF or 29,783SF +/- |
| Estimated CAM's/NNN's: | \$1..20/SF +/- |
| Zoning: | CBD |
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PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease flexible commercial space suitably located and zoned for either retail or industrial and priced appropriately to attract both potential uses.

Benefiting from prominent freeway frontage, exposure and access, the building can be leased in its entirety as approximately 39,631SF or demised to either approximately 9,848SF or 29,783SF, and is close to both retail and industrial core areas. It includes tall ceilings of 20+ feet, is sprinklered and three recessed loading dock.

Situated on approximately 1.76 acres, the property includes 44 dedicated parking stalls and two prominent pylon signs.

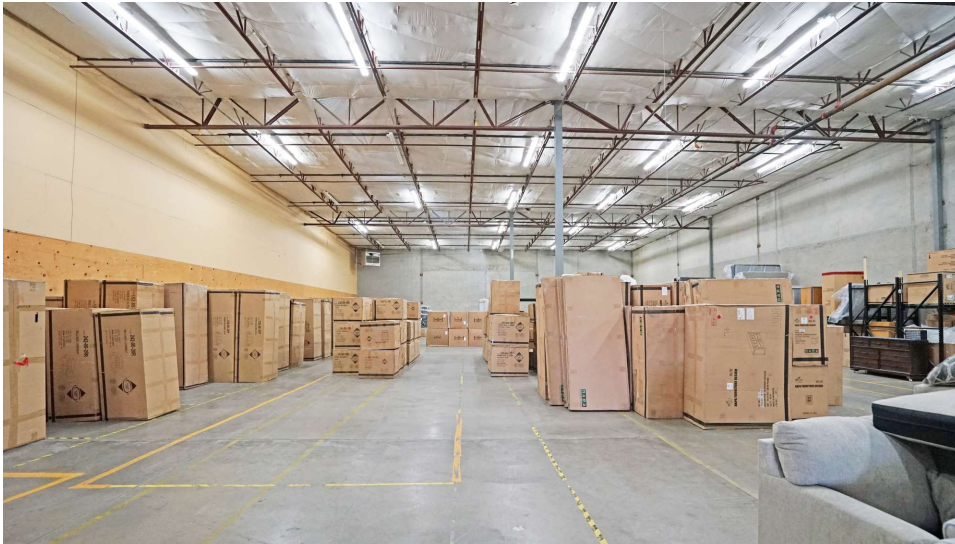
Highlights



PROPERTY HIGHLIGHTS

- Flexible zoning and location allows for either retail or industrial uses while being priced appropriately to attract both.
- Space can be demised to either approximately 9,848SF or 29,783SF.
- Excellent freeway exposure with two prominent pylon signs.
- Near both retail and industrial core areas with strong access to both.
- Boasting ceiling height of approximately 20-feet and up to 23-feet in areas.
- Three recessed loading docks.
- Building is sprinklered.

Additional Photo



Additional Photo



Additional Photo



Additional Photo

