

AHTANUM INDUSTRIAL

Ahtanum Business Park

Union Gap, WA

FULLY DEVELOPED LOTS



Current Marketing Pricing 11.25 Acres

Lot 11—94,961 SF	\$5.00 PSF = \$474,804
Lot 12—76,666 SF	\$5.00 PSF = \$383,328
Lot 13—106,722 SF	\$5.00 PSF = \$533,618
Lot 14—77,972 SF	\$5.00 PSF = \$474,804
Lot 15—60,984 SF	\$5.00 PSF = \$533,610
Lot 16—72,745 SF	\$5.00 PSF = \$474,804

Total = 11.25 Acres - 490,050 SF @ \$5.00 PSF = \$2,450,250

Suggested Bulk Sales Price

Total = 11.25 Acres - 490,050SF @ \$4.00 PSF = \$1,950,200

Current Marketing Pricing 6.40 Acres

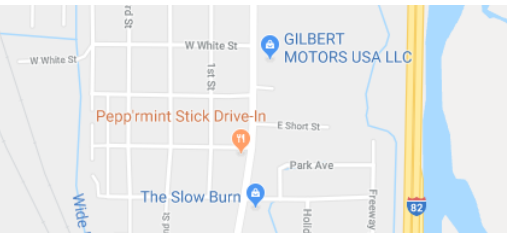
Lot 11—94,961 SF	\$5.00 PSF = \$474,804
Lot 12—76,666 SF	\$5.00 PSF = \$383,328
Lot 13—106,722 SF	\$5.00 PSF = \$533,618

Total = 6.40 Acres - 217,800 SF @ \$5.00 PSF = \$1,391,742



PROPERTY FEATURES

- All utilities are installed under ground and stubbed to each lot; 8" high pressure water, 12" sewer lines, natural gas, 3-phase/480c power, HD fiber lines, Charter Cable, all installed
- Served by public transportation
- Sidewalks on both sides of the roadway, and Greenway pathways along both sides of Wide Hollow Creek.



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