



12,000 SF INDUSTRIAL BUILDING

INDUSTRIAL COMMERCIAL BUILDING IN THE HEART OF DOWNTOWN MOSES LAKE

OFFERED PRICE: \$919,999 • 612 W 3rd Avenue, Moses Lake, WA 98837



FOR MORE INFORMATION PLEASE CONTACT:

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For more info:

www.GrantCountyRealEstate.com



WINDERMERE REAL ESTATE

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Windermere Real Estate, K-2 Realty LLC, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Windermere Real Estate, K-2 Realty LLC. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Windermere Real Estate, K-2 Realty LLC.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Windermere Real Estate, K-2 Realty LLC nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

EXECUTIVE Summary



Price **\$919,999**

Property Address: 612 W 3rd Avenue,
Moses Lake, WA 98837

Type: Industrial

Building Type: 1954

Lot Size Area: 17,500 sq ft

County/Parish: Grant

MLS # 2356268

Large, medium industrial commercial building in the heart of downtown Moses Lake. Building is 12,000SQFT +/- sitting on a 17,500SQFT lot. Building features an office space, an upstairs space with versatile uses, and large machine shop type spaces with additional storage. 3 phase 230v power throughout, capable of powering several large machines simultaneously. Potential to divide building into a multiple tenant space if desired. Sale of business and equipment is not included with purchase, building and lot only.

Don't miss this rare opportunity to invest in a highly desirable commercial space with unbeatable potential!













 Popping Pearls Boba Shop

Wonderworld
Thrift



W 3rd Ave

Fir St



AREA Demographics



Population Summary	1-Mile	10 Miles	25 Miles
2024 Est. Population	8,478	46,498	90,662
2025 Projected Population	8,675	48,295	93,062
Census Population (2020)	8,290	45,775	89,393
Census Population (2010)	7,050	39,202	79,120

Households & Income	1-Mile	10 Miles	30 Miles
2025 Est. Households	3,389	17,034	31,207
2025 Projected Household	3,583	18,187	32,917
2024 Est. Avg. HH Income	\$83,854	\$99,736	\$96,297
2029 Avg. Proj. HH Income	\$85,942	\$103,609	\$99,947



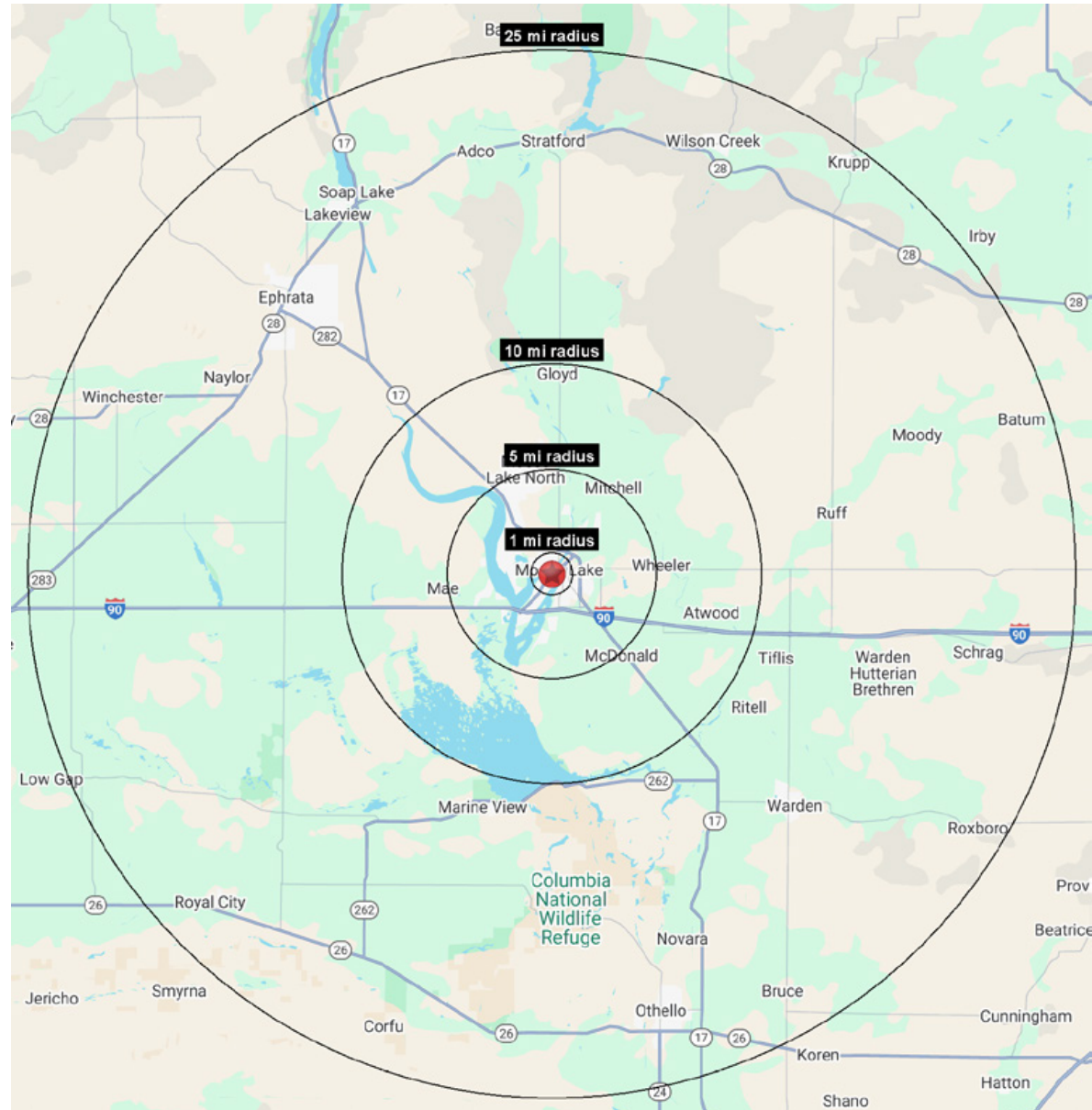
TOTAL POPULATION
90,662 (25 MILES)



AVG. HOUSEHOLD VALUE
\$99,947 (25 MILES)



TOTAL HOUSEHOLDS
31,207 (25 MILES)



MARKET Overview

MOSES LAKE, WASHINGTON

Moses Lake, Washington, is a thriving and diverse market, offering exceptional opportunities for businesses, residents, and investors. Nestled in the heart of Grant County, the city serves as a regional hub for agriculture, technology, and manufacturing. Known for its fertile lands and advanced farming practices, Moses Lake is a leader in the production of crops like potatoes, apples, and wine grapes. The area's agricultural prominence is complemented by a growing tech and manufacturing sector, with major companies such as REC Silicon and SGL Carbon choosing Moses Lake for its strategic location and skilled workforce.

The city is experiencing steady population growth, fueling demand for housing, retail, and local services. This momentum has spurred real estate development and encouraged new businesses to set up shop. Moses Lake's robust infrastructure, including proximity to Interstate 90, Grant County International Airport, and rail systems, enhances connectivity and positions the area as an ideal location for logistics and distribution. The city's business-friendly policies and active partnerships between government and industry have created an environment where innovation and entrepreneurship can flourish.

Adding to its appeal is Moses Lake's natural beauty and vibrant recreational opportunities. The city's namesake lake draws visitors for boating, fishing, and watersports, while nearby parks and trails

offer hiking and camping. These amenities not only enhance the quality of life for residents but also boost tourism, contributing significantly to the local economy. With its combination of economic diversity, community growth, and outdoor lifestyle, Moses Lake is poised to remain a standout market in Washington State.



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