



# 1901 South 11th Street

UNION GAP, WA 98903

**FOR LEASE:**  
INDUSTRIAL  
WAREHOUSE WITH  
COLD STORAGE  
5,700 SF  
\$0.69 / SF / MONTH  
NNN

# Table of Contents

## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from AAI Financial Group, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither AAI Financial Group, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. AAI Financial Group, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. AAI Financial Group, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. AAI Financial Group, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by AAI Financial Group, LLC in compliance with all applicable fair housing and equal opportunity laws.

## EXCLUSIVELY LISTED BY

**Matthew Russell**

517.455.1976

mrussell@aifg.com

PROPERTY INFORMATION	3
LOCATION INFORMATION	9
DEMOGRAPHICS	13
ADVISOR BIOS	15

SECTION 1

# Property Information



# Property Summary



**5,700 sf**

## Property Description

Introducing a premier production warehouse in Union Gap, WA, an ideal property for a craft brewery or small winery. This 5,700 SF property features a cold room, 24,000 Cu Ft of cooler space, and 1,200 SF floor equipped to maintain 40° - 55° temperatures. The industrial HVAC ensure optimal production conditions. With a dedicated sealed truck dock and covered 50' x 20' truck-high loading/staging dock, logistics are seamless. The space is fully remodeled with LED lighting, 2 private offices, 2 restrooms, a conference workroom, and ample storage. Experience the convenience of new asphalt and exterior lighting, fostering a productive and secure environment.

## Property Highlights

- 5,700 SF Warehouse w/Cold Room
- \$3,933.00 Per Month - \$0.69 SF/Month
- 24,000 Cu Ft of Cooler Space (20' x 60' x 20') 1,200 SF Floor, Can Maintain 40° - 55° Temperature Monitored
- 2,400 SF Production Space - Industrial HVAC
- Electrical Systems: 450 Amp 120/240V Single Phase, 450 Amp 240V 3 Phase, 600 Amp 277/480V 3 Phase
- Covered and Lighted 50' x 20' Truck-High Loading/Staging Dock, Forklift Doors
- 2 Private Offices, 2 Restrooms, Conference Work Room, Storage Area
- Dedicated Sealed Truck Dock

## Offering Summary

<b>Lease Rate:</b>	\$0.69 SF/month (NNN) = \$3,933 / Month
<b>Available SF:</b>	5,700 SF
<b>Office SF:</b>	1,800 SF
<b>Additional Covered Docking Area</b>	1,000 SF
<b>Dock High Loading Doors</b>	3
<b>Lot Size:</b>	1.72 Acres, shared with another building
<b>Year Built:</b>	1979

<b>Demographics</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
<b>Total Households</b>	41	387	1,987
<b>Total Population</b>	139	1,301	6,147
<b>Average HH Income</b>	\$62,954	\$62,843	\$63,445

# Property Description



- 2 - Private Offices
- 1 - Work / Packaging Area
- 2 - Restrooms
- 2 - Storage Rooms



## Site Description

The site is a 1.72 acre lot that is a common lot shared with another 20,250 square foot industrial building.

## Exterior Description

Covered and Lighted 50' x 20' Truck-High Loading/Staging Dock, Forklift Doors  
Dedicated Sealed Truck Dock  
Completely Remodeled - LED Lighting  
Truck and Auto Parking, New Asphalt - Exterior Lighting

## Interior Description

24,000 Cu Ft of Cooler Space (20' x 60' x 20') 1,200 SF Floor  
Cold room can maintain 40° - 55° Temperature Monitored  
2,400 Sf - Production Space  
450 Amps - 120/240V Single Phase - Lighting Systems, Small Machines  
450 Amps - 240V 3-Phase - HVAC, Fermentation Pumps, Destemers, Crushers, etc,  
600 Amps - 277/480V 3-Phase - Glycol Cooler-Chillers, Refrigeration, Bottling Machines

3 Private Offices, 2 Restrooms, Conference / Storage / Work Room, Storage Area  
Labeling and Packaging Area outside of Production Area

# Potential Tenants

## Beer Storage

Half -Barrel Kegs	Standard Pallet holds 8 Half Barrel Kegs
Pallets Size	Pallets Occupy approx. 16 SF of floor space
Pallets at Floor Level	75
Pallets X 3 Stacks	225 Pallets
225 Pallets X 8 Kegs	1,800 Kegs

## Wine Storage

Pallet Capacity	56 Cases of Bottles
Pallets Size	Pallets Occupy approx. 16 SF of floor space
37 Pallets stacked 4 High	148 Pallets
148 Pallets X 56 Cases	8,288 Cases
2 Barrel Rack	12-14 SF
43 Barrel Racks, 3 High, 2 Barrels / Rack	258 Barrels



# Lease Information



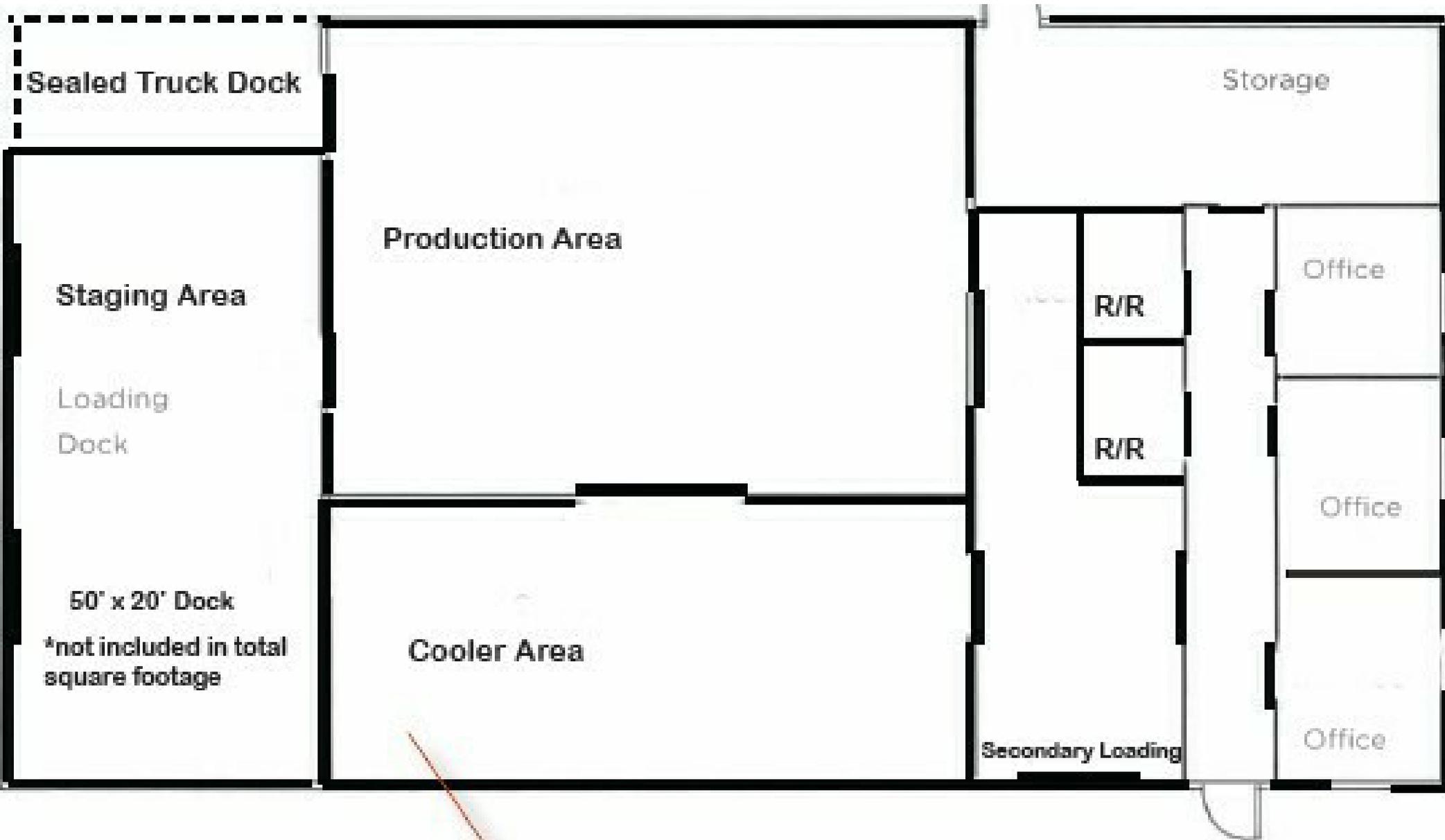
## Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,700 SF	Lease Rate:	\$3,933.00 per month - \$0.69 per square foot / month

## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
1901 S 11th St. Suite 101	Available	5,700 SF	NNN	\$3,933 per month	Perfect for beer or wine storage. 24,000 Cu Ft of cold storage (1,200 SF floor space), can maintain 40 degrees - 55 degrees temperature monitored. Includes 1,800 SF of office space; 2 offices, 2 restrooms, conference / work room, storage area. Covered and lighted 50' X 20' truck-high loading dock with forklift doors. 1 dedicated sealed truck dock.

# Floor Plan

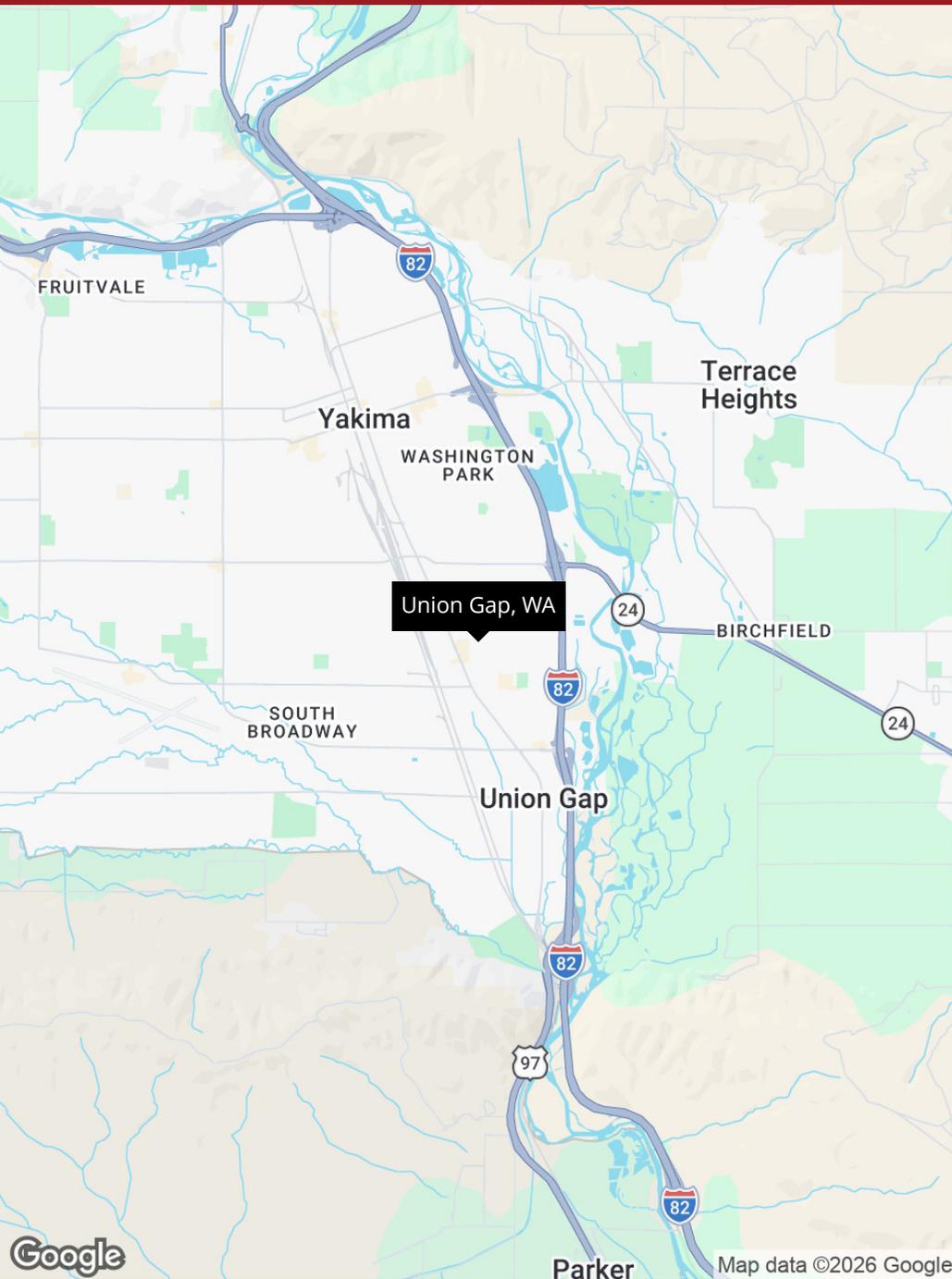


SECTION 2

# Location Information



# Location Description



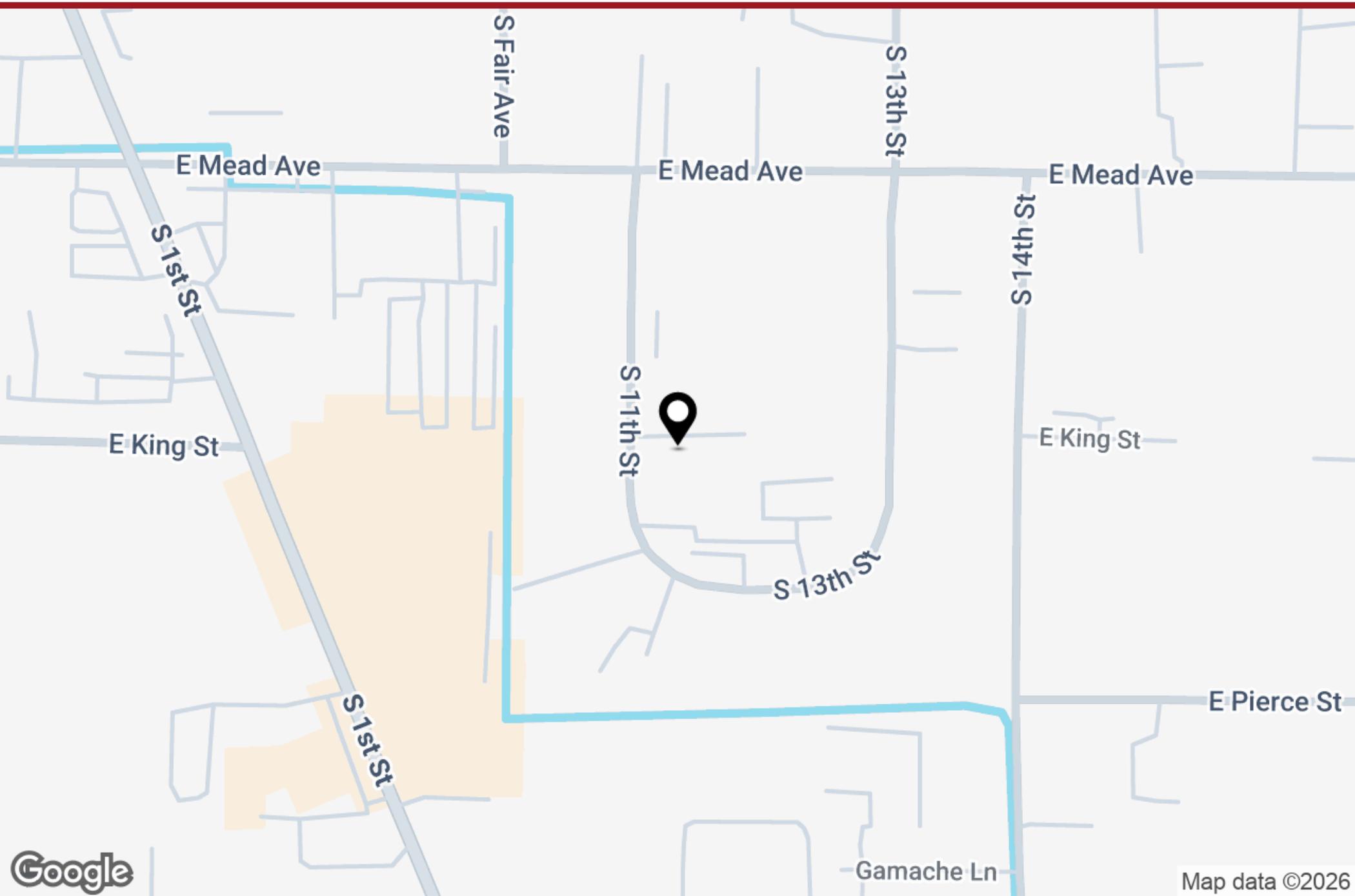
## Location Description

A prime community in the heart of Yakima Valley, Union Gap offers a blend of modern amenities and natural beauty. Nearby attractions include the Valley Mall, offering shopping and dining options, and the Central Washington Agricultural Museum, which provides a fascinating look into the region's agricultural heritage. Additionally, the location is within close proximity to various dining establishments and recreational areas. With its strategic position in the vibrant Yakima market, the area surrounding the property presents an ideal opportunity for office and office building investors or tenants seeking a dynamic and accessible commercial hub.

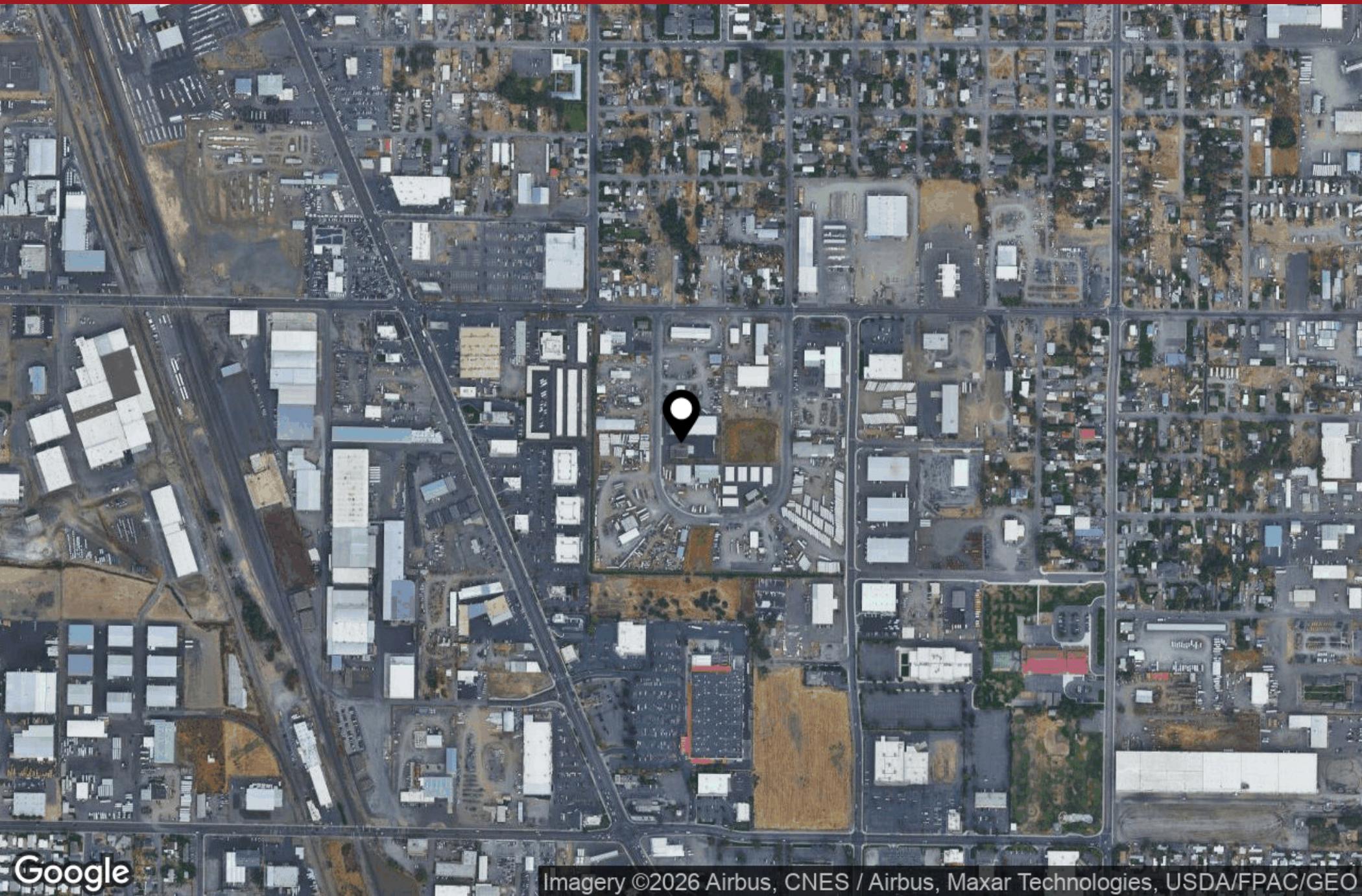
## Location Details

Market	Yakima
County	Yakima
Nearest Highway	I-82
Nearest Airport	Yakima Air Terminal-McAllister Field (YKM)

# Location Map



# Aerial Map



Google

Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

SECTION 3

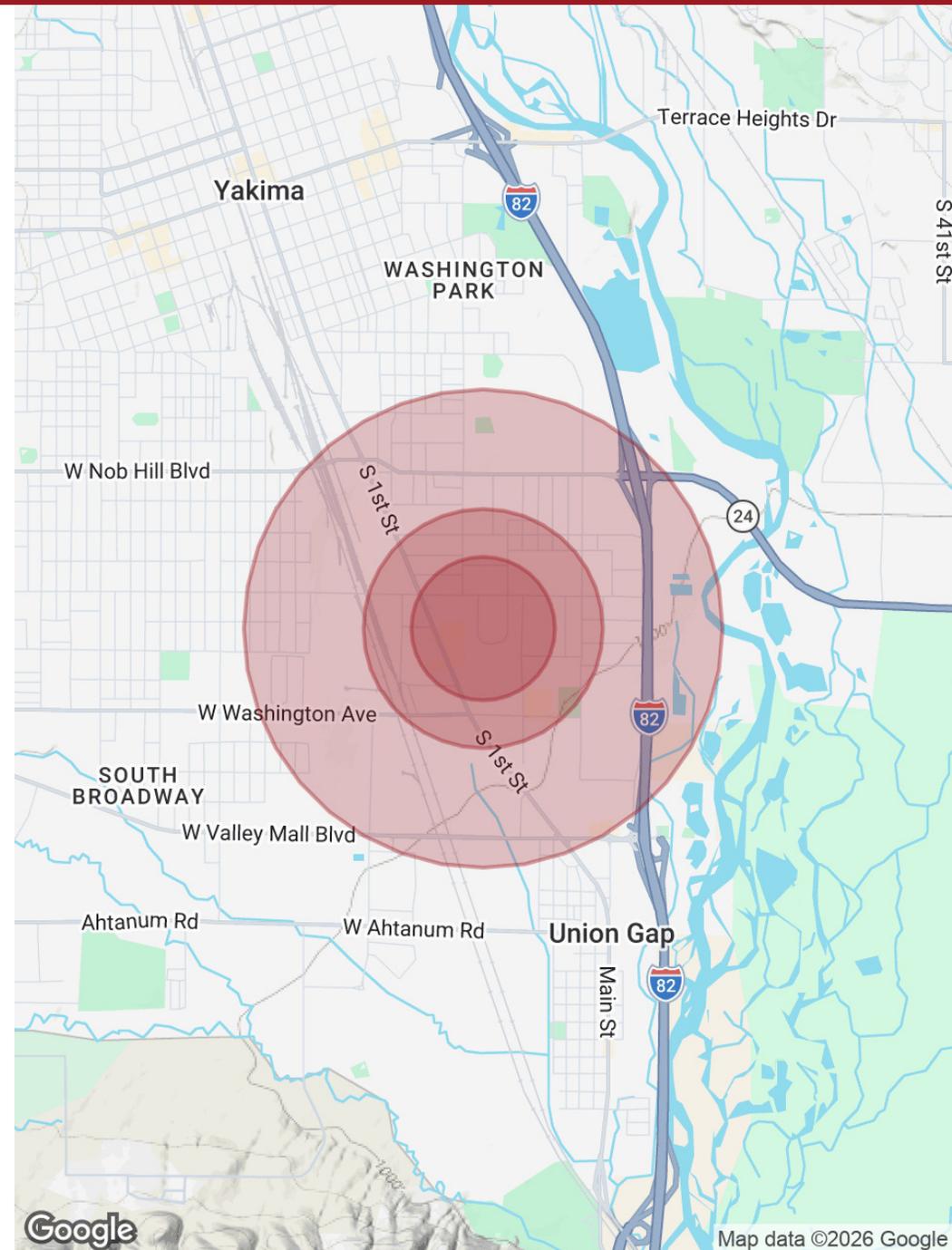
# Demographics



# Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	139	1,301	6,147
Average Age	32	32	34
Average Age (Male)	32	32	34
Average Age (Female)	32	33	35
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	41	387	1,987
# of Persons per HH	3.4	3.4	3.1
Average HH Income	\$62,954	\$62,843	\$63,445
Average House Value	\$207,570	\$212,070	\$226,377

Demographics data derived from AlphaMap



SECTION 4

# Advisor Bios



# Advisor Bio



**Dan Tilley**

[dtalley@aairealestate.com](mailto:dtalley@aairealestate.com)

Direct: 509.952.7555

## Professional Background

With over three decades of commercial real estate expertise in the Pacific Northwest, Daniel Tilley brings unmatched experience to every transaction. Based in Central Washington, he specializes in comprehensive commercial real estate services including acquisitions, sales, leasing, and development across multiple sectors:

- Industrial & Agricultural Properties - From cold storage facilities to processing warehouses
- Retail & Restaurant Development - Including site selection and build-to-suit projects
- Medical & Professional Office Space - Supporting both owners and tenants
- Land Development - Specializing in project-specific site selection and mixed-use developments

As a trusted advisor in Eastern and Central Washington, Daniel has successfully handled diverse commercial transactions ranging from business opportunities and multi-tenant properties to complex industrial developments. His deep understanding of the local market and extensive background in property redevelopment makes him an invaluable partner for investors, business owners, and developers alike. Dan also speaks Spanish.

AAI Financial Group, LLC  
819 South 72nd Avenue  
Yakima, WA 98908  
517.455.1976

# AAI Financial Group: Commercial Lending Capabilities

Text Headline

AAI Financial Group (AAIFG) is our dedicated capital advisory arm that specializes in assisting clients to obtain financing for commercial properties. We are committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources providing the most competitive rates and terms.

We utilize our relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, and agency lenders to provide our clients with a wide range of financing options.

Our dedicated, knowledgeable advisors work to understand you and your goals, gather all of the documents required, provide advice and manage the process from beginning to end while overcoming the challenges of financing.

## Team

Dedicated back-office support team to focus on real estate and financing transactions.

## Capital Access

Access to local, regional and nationwide lenders.

## Efficiency

Company wide operating system servicing real estate and financing utilizing the same team members throughout the transaction.