

FOR LEASE

**Prime Freeway Frontage
Commercial Space**



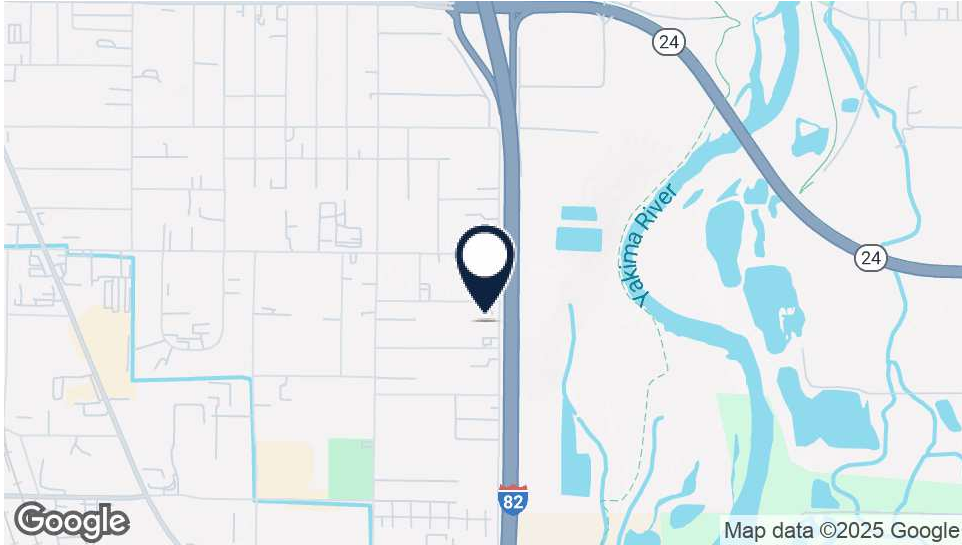
Offered at:
Available:

**\$.85/SF/month, NNN
9,848SF +/-**

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

Bill Almon, Jr. wcalmon@almoncommercial.com
218 S5gt Pendleton Way Yakima, WA 98901 509.966.3800: O 509.961.7575: C

Executive Summary



OFFERING SUMMARY

Lease Rate:	\$.85/SF/month, NNN
Monthly Base Rent:	\$8,371/month, NNN
Available SF:	9,848SF +/-
Estimated CAM's/NNN's:	\$.10/SF/month
Zoning:	CBD
Parcel Number:	191332-12525

PROPERTY OVERVIEW

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

Benefiting from prominent freeway frontage, exposure and access, the space is adjacent to a furniture retailer and is close to both retail and industrial core areas. It includes tall ceilings of 20+ feet, is sprinklered and has a single recessed loading dock.

Situated on approximately .67 acres, the site includes 15 dedicated parking stalls.

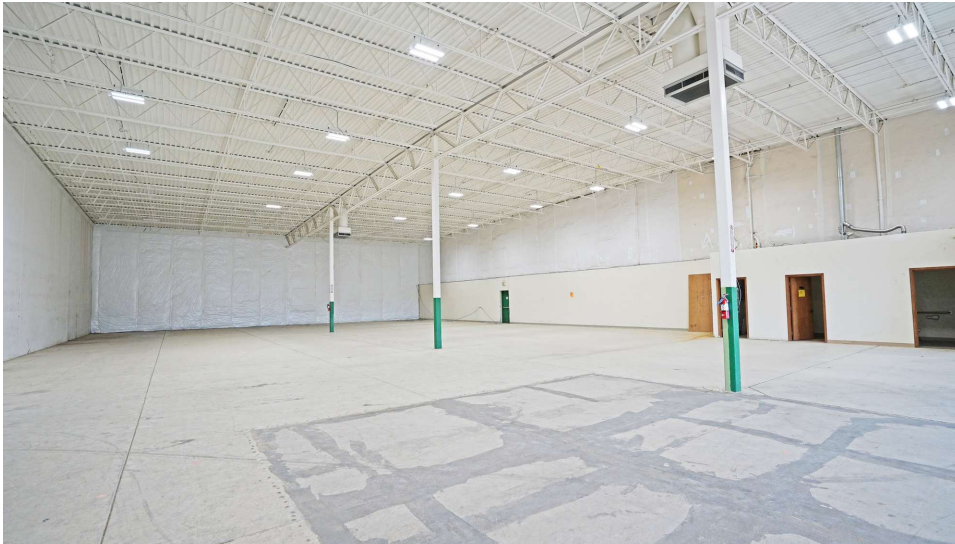
Highlights



PROPERTY HIGHLIGHTS

- Flexible zoning and location allows for either retail or industrial uses, and priced to attract both.
- Excellent freeway exposure with a prominent pylon sign.
- 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.
- Recessed loading dock with single 10' x 8' door.
- Building is sprinklered.

Additional Photos



Additional Photo



Additional Photo



Additional Photo

