

FOR SALE/LEASE | Industrial Zoned Lot



Offered at:
Available:

\$600,000 | \$3,500 per month, Ground Lease
2.15 Acres

2714 Goodman Road
Union Gap, WA 98903

509.966.3800: O
509.969.8747: C

218 SSgt Pendleton Way
Yakima, WA 98901

Chris Sentz
csentz@almoncommercial.com

Executive Summary



Sale Price	\$600,000
Lease Rate	\$3,500 PER MONTH, GROUND

OFFERING SUMMARY

Lot Size:	2.15 Acres +/-
Price / SF:	\$6.40
Price / Acre:	\$279,070
Zoning:	LI
Parcel Number:	181201-41413

PROPERTY OVERVIEW

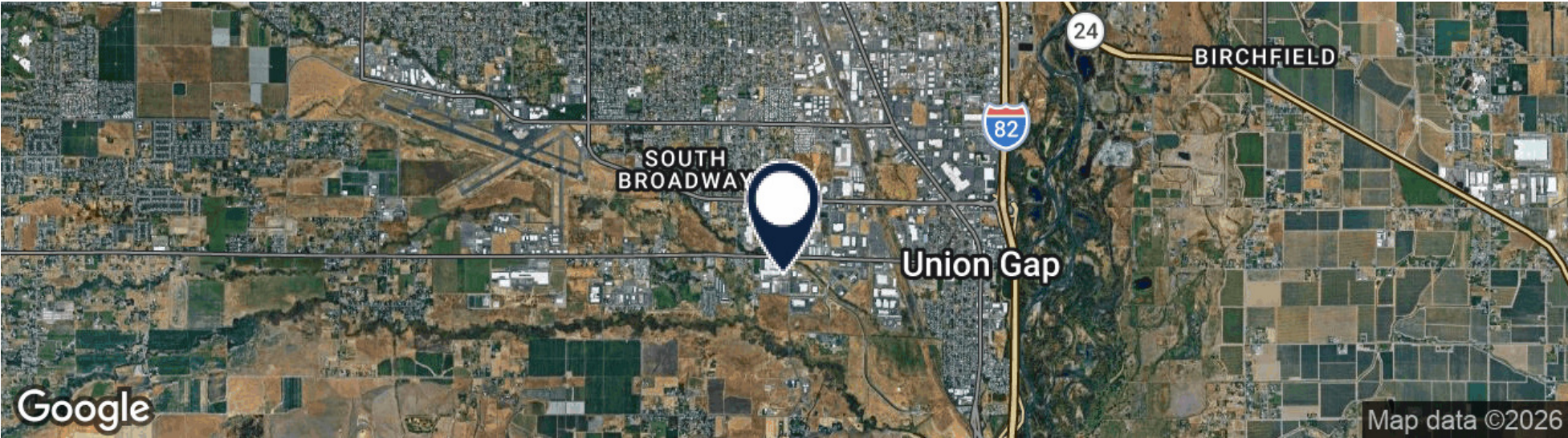
THIS OFFERING is for the rare opportunity to purchase or lease a relatively small, difficult-to-find and ready to build upon industrial lot.

Located in an established and expanding industrial submarket core area with existing strong freeway access, the site further benefits from the upcoming planned completion of the Union Gap Beltway Connector that will add a second direct freeway access and is estimated to create further industrial growth within the immediate area.

Lot is fully fenced and secured.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	928	14,106	35,678
Total Population	2,069	40,551	95,318

Highlights



PROPERTY HIGHLIGHTS

- Located in a strong and expanding industrial submarket core area, which is likely to expand with the completion of the upcoming Union Gap Beltway Connector.
- Sewer and water are believed to be available at the property lines, however, Buyer is to satisfy themselves as to the location and availability of utilities.
- Lot is fully fenced and secured.
- Generally flat and level site.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	928	14,106	35,678
Total Population	2,069	40,551	95,318
Average HH Income	\$44,360	\$55,147	\$59,918

Potential Site Plan Configuration



Meet The Team



CHRIS SENTZ

Broker

Direct: 509.966.3800 **Cell:** 509.969.8747
csentz@almoncommercial.com



JACK CRANE

Vice President

Direct: 206.258.3159 **Cell:** 206.446.6699
jacklc@andoverco.com



JEFF CRANE

Principal

Direct: 206.336.5336 **Cell:** 206.949.4339
jcrane@andoverco.com