

3001 MAIN ST

UNION GAP, WA 98903

FOR LEASE



PROPERTY DESCRIPTION

New triple net (NNN) leasing opportunity at 3001 Main Street, Union Gap, WA. This 5,551 SF commercial space is offered at \$15.00 PSF and is ideally situated in one of Union Gap's busiest commercial corridors, providing excellent visibility and accessibility. Recently remodeled in early 2026 with new luxury vinyl plank flooring, fresh interior paint, and updated windows, the property offers a modern, move-in-ready environment. The functional layout includes a reception area, spacious showroom, open storage or warehouse area, private office, break room, and a loading dock with an attached garage for efficient shipping and receiving. The landlord is also willing to demise the space for qualified retail tenants, with lease rates adjusted accordingly, providing flexible leasing options to accommodate a variety of business needs.

PROPERTY HIGHLIGHTS

- NNN
- \$15.00/ SF

OFFERING SUMMARY

Lease Rate:	\$15 SF/month (NNN)
Available SF:	5,551 SF
Lot Size:	18,162 SF
Use:	Retail, Office, Light manufacturing

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	146	435	1,140
Total Population	451	1,336	3,400
Average HH Income	\$54,453	\$56,462	\$60,794

MIKE ADKAMS

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