

# FOR SALE OR LEASE

3008 Main Street | Union Gap, WA 98903

Industrial  
Building



Excellent Location on  
Signalized Hard Corner

Assumable Financing  
Available

## PROPERTY DETAILS

Total Size ..... 26,249 SF  
Office Size ..... 5,436 SF  
Land Size ..... 1.05 Acres  
Sale Price ..... \$1,365,000  
Lease Rate ..... \$.43/SF Blended, NNN

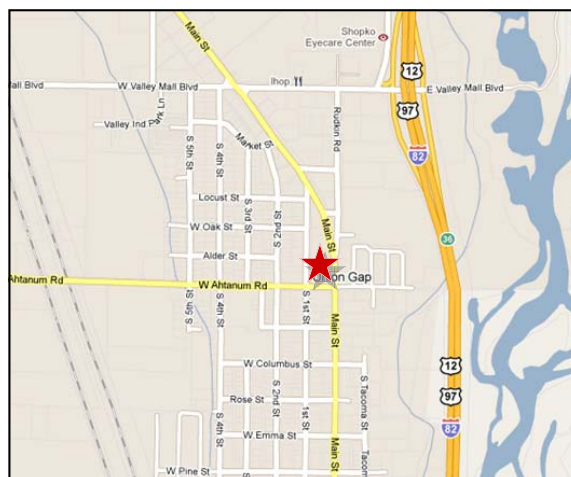


For more information, contact:

Paul Stelzer  
509.248.4530  
pstelzer@neilwalter.com



Neil Walter Company  
7 North 3rd Street  
Yakima, WA 98901



## PROPERTY FEATURES

- 4 GL doors; 1 covered DH door
- Insulated and conditioned with humidity control
- 25 parking spaces plus ample on street parking
- Originally built in the 1940s, updated and expanded in the 1990s
- High visibility location
- Zoned CBD Retail

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