

FORMER ALL-WOOD COMPONENTS

FOR SALE



3205 Bay Street | Union Gap, WA 98903

EXCELLENT
OWNER/USER
OPPORTUNITY

OFFERING SUMMARY

Total Size 134,740 SF

Office Size 5,440 SF

Sale Price \$4,100,000

Price/SF \$31.54

Lot Size 685,199 SF
(15.73 Acres)



For more details, contact:

Paul Stelzer

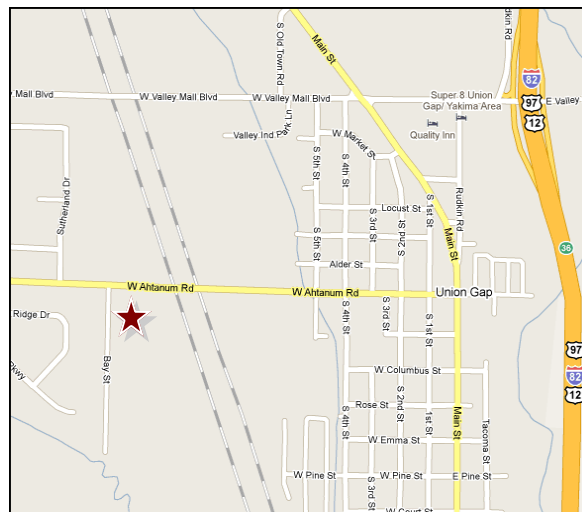
509.248.4530 Direct
pstelzer@neilwalter.com

Mike Roy

253.395.3606 Direct
mroy@neilwalter.com

Neil Walter Company
Suite B
1320 N 16th Ave
Yakima, WA 98902

www.neilwalter.com



PROPERTY HIGHLIGHTS

- BNSF rail adjacent to property
- Zoned L-1 (Light Industrial)
- Pro-business municipality
- Abundant yard and parking
- Fenced and secured
- Good access to I-82

NWC NEILWALTER
COMPANY
COMMERCIAL REAL ESTATE SERVICES

FORMER ALL-WOOD COMPONENTS

FOR SALE

3205 Bay Street | Union Gap, WA 98903

BUILDING 1 FEATURES

Total Size 104,440 SF
Office Size 5,440 SF
Use Manufacturing
Loading 1 DH; 3 GL
Clear Height 24 feet
Electrical 6,000+ amps
Sprinklered Yes
Year Built 1993

BUILDING 2 FEATURES

Total Size 30,000 SF
Use Dry Storage
Loading 2 GL
Clear Height 24 feet
Sprinklered Yes
Year Built 1997

