

Industrial Building For Sale or For Lease

94 W Valley Mall Blvd

Union Gap, WA 98903

[View Drone Footage](#)



// PRESENTED BY:

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## // PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Welcome to an exceptional commercial opportunity at 94 W Valley Mall Blvd in Union Gap, Washington. This expansive property boasts a total of 80,715 square feet, featuring a strategic mix of spaces to accommodate various business needs.

With 61,140 square feet dedicated to cooler space, 11,498 square feet for offices, and 8,077 square feet designated for industrial use, this property offers a versatile layout to suit a range of business operations. Built in 1997 on  $\pm 6.7$  acres of land, this well-maintained facility presents a prime investment opportunity in a thriving location.

Conveniently situated just moments away from major retailers such as Costco, Lowe's, and Winco, this property enjoys high visibility and accessibility. Its central location provides easy access to Interstate 82, offering seamless connections to key cities including Seattle, Portland, Spokane, and Boise.

Whether you're looking to expand an existing business, establish a new enterprise, or make a sound investment, this property offers the ideal setting to achieve your commercial objectives. Don't miss the chance to secure a strategic foothold in this dynamic market.

### PROPERTY DETAILS

- 80,715 SF
- $\pm 6.7$  Acres/ 291,852 SF
- Built in 1997
- Close proximity to Airport & Hwy 82
- Surrounding tenants include Costco, Lowe's WinCo Foods, and Yakima Car Dealership
- 18+ Clear Height
- Pylon Sign with Electric Reader Board
- Two Ingress/Egress
- Currently Occupied by King Beverage
- Building Available 1st Quarter of 2025

**Sale Price:** \$9,000,000

**Lease Rate:** \$1 PSF a month + NNN

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## // PROPERTY INFORMATION

|                           |   |                             |               |
|---------------------------|---|-----------------------------|---------------|
| Address                   | 94 W Valley Mall Blvd   | Office Square Footage       | 11,498        |
| Zoning                    | M-1 Light Industrial  | Covered Area Square Footage | 17,500        |
| Parcel #                  | 181201-11405  | Clear Height                | 18'+          |
| Year Built                | 1997  | Dock Doors                  | 11            |
| Power                     | 480Y/177V 3 Phase 1600 Amps   | Overhead Doors              | 6             |
| HVAC Info                 | 2 Units. Lennox GCS24 Natural Gas 160,000 BTU Output. Lennox GCSA16 Natural Gas 40,000 BTO Output. Age: 1990's. | City Water                  | Union Gap     |
| Total Square Footage      | 80,715  | City Sewer                  | Union Gap     |
| Cooler Square Footage     | 61,140  | Power Company               | Pacific Power |
| Industrial Square Footage | 8,077   | Roof Info                   | 9 Years Old   |



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## // ADDITIONAL PHOTOS



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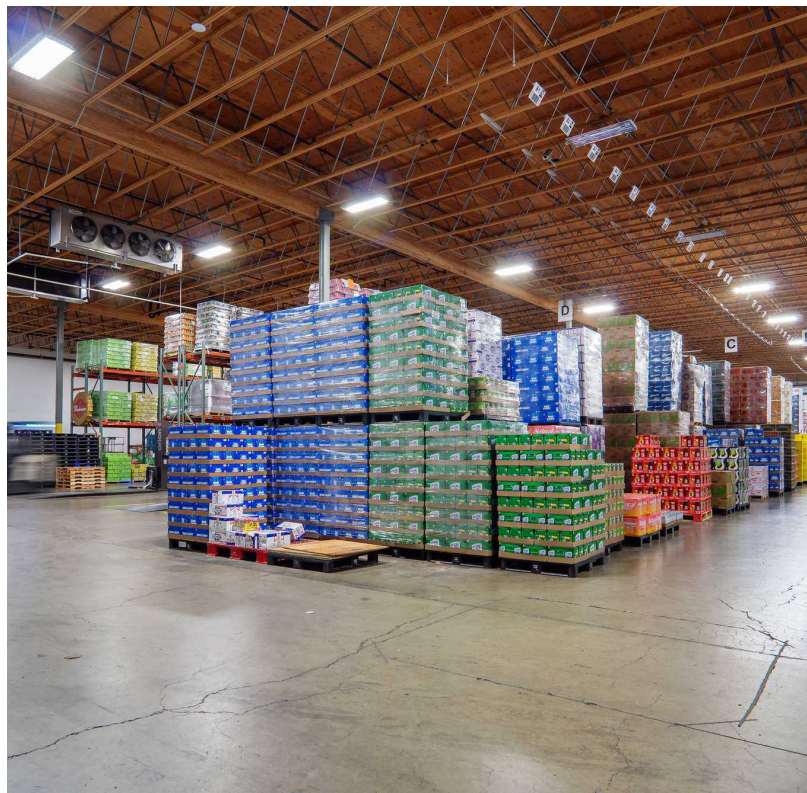
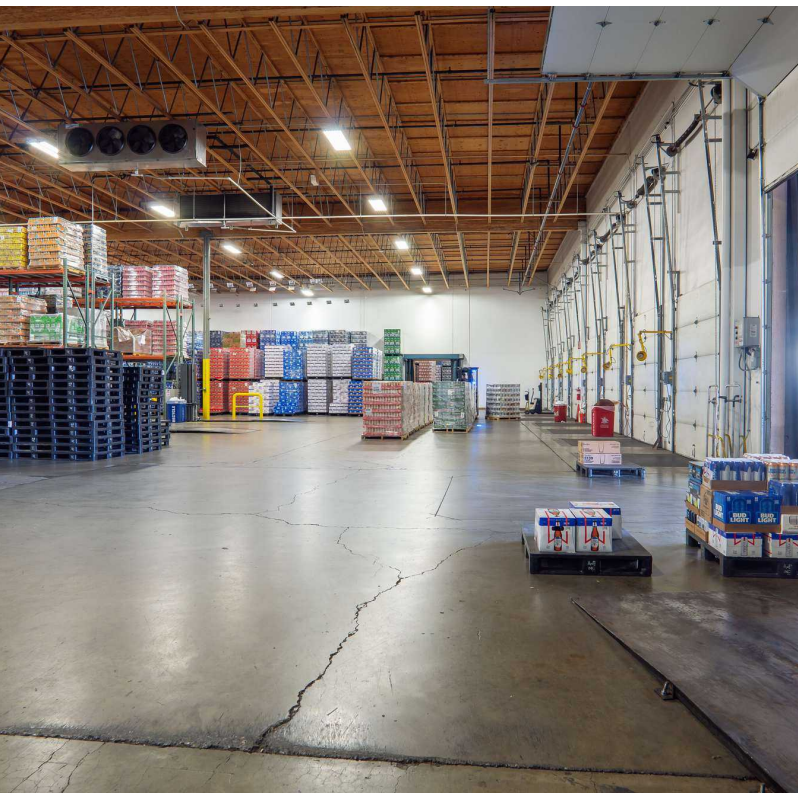
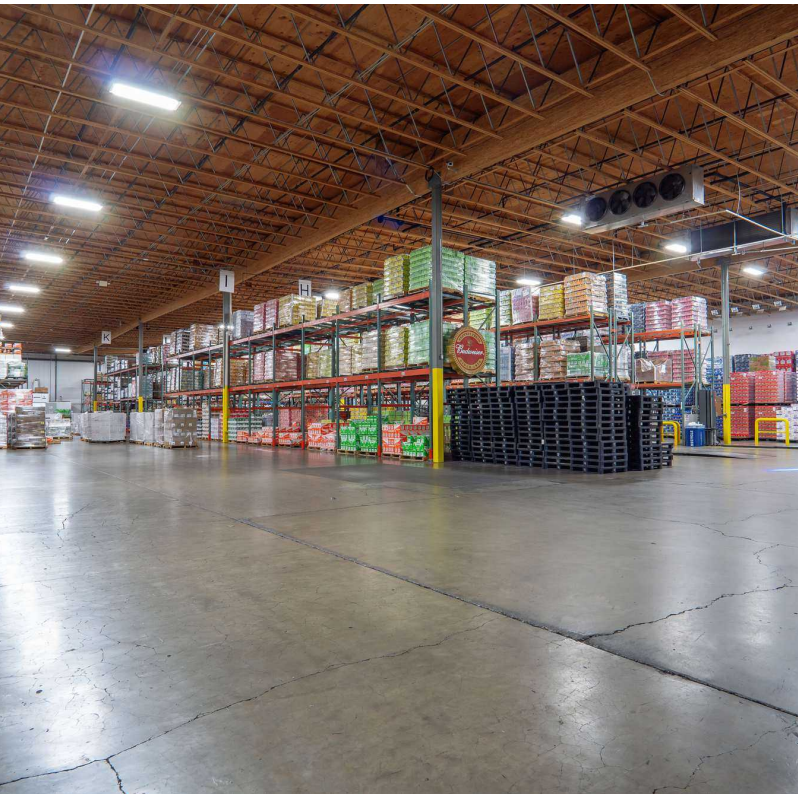
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## // RETAILER MAP



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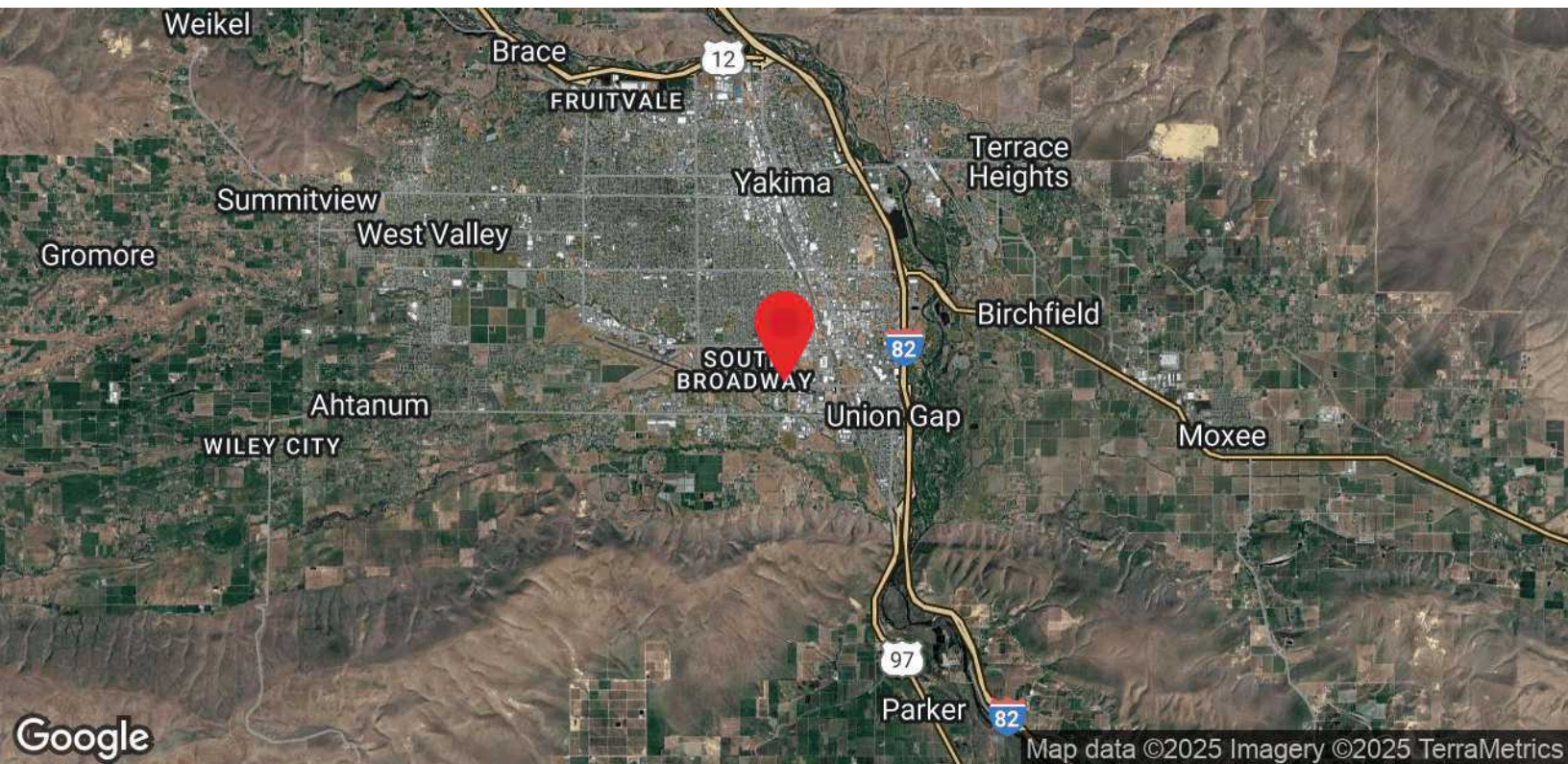
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## // LOCATION MAP



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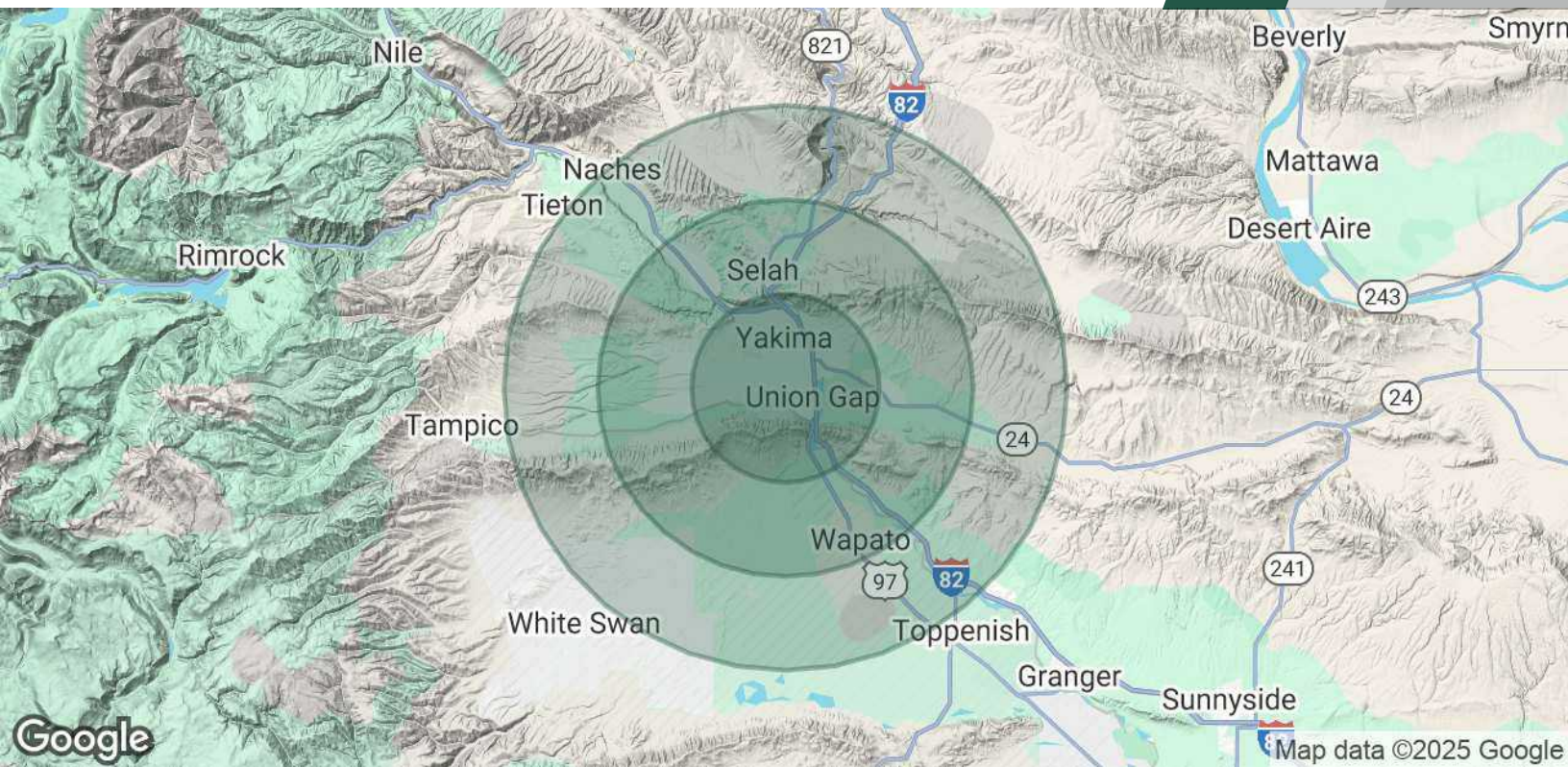
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# // DEMOGRAPHICS MAP & REPORT



| POPULATION           | 5 MILES | 10 MILES | 15 MILES |
|----------------------|---------|----------|----------|
| Total Population     | 105,374 | 162,746  | 207,592  |
| Average Age          | 38      | 38       | 38       |
| Average Age (Male)   | 37      | 37       | 37       |
| Average Age (Female) | 38      | 39       | 39       |

| HOUSEHOLDS & INCOME | 5 MILES   | 10 MILES  | 15 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 38,314    | 58,291    | 72,562    |
| # of Persons per HH | 2.8       | 2.8       | 2.9       |
| Average HH Income   | \$73,488  | \$82,564  | \$84,411  |
| Average House Value | \$295,173 | \$330,338 | \$341,704 |

Demographics data derived from AlphaMap

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