



FOR SALE

Stoneway Electric Supply Wenatchee Facility

3020 GS CENTER RD #206, WENATCHEE, WA 98801



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Mathews**

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**DOWNTOWN
WENATCHEE**

**STONEWAY ELECTRIC SUPPLY
WENATCHEE FACILITY**

\$2,000,000 sales price

10,000 building square feet

24,995 land square feet

APPROXIMATELY 2,000 square feet of counter and office space

APPROXIMATELY 7,000 square feet of warehouse area

APPROXIMATELY 1,000 mezz storage

ENTIRE FLOOR AREA is heated concrete

COVERED loading area

APPROXIMATELY 8,500 square feet of secured storage yard area

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**STONWAY ELECTRIC SUPPLY
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Stoneway Electric Lease

Lease Extension Commencement	October 1, 2020
Lease Expiration	September 30, 2025
Current lease rate	\$.60 / sq. ft. / month \$7.20 / sq. ft. / year \$5,000 / mo - \$60,000 / yr
Modified Net Lease	Tenant pays property taxes and all repairs and maintenance of the subject property. Landlord only pays property insurance - 2022 - \$4,155.00
Option to Extend Lease	Tenant has one option to extend the term of its lease for one 5 year term. The lease rate for the extended lease period is "fair market value of the Premises". We believe the current rent for Stoneway is well below current market rent for a quality facility such as the subject.

Stoneway Electric Supply occupies the entire property and has since the building was constructed in 1994 Stoneway is a subsidiary of Crescent Electric Supply

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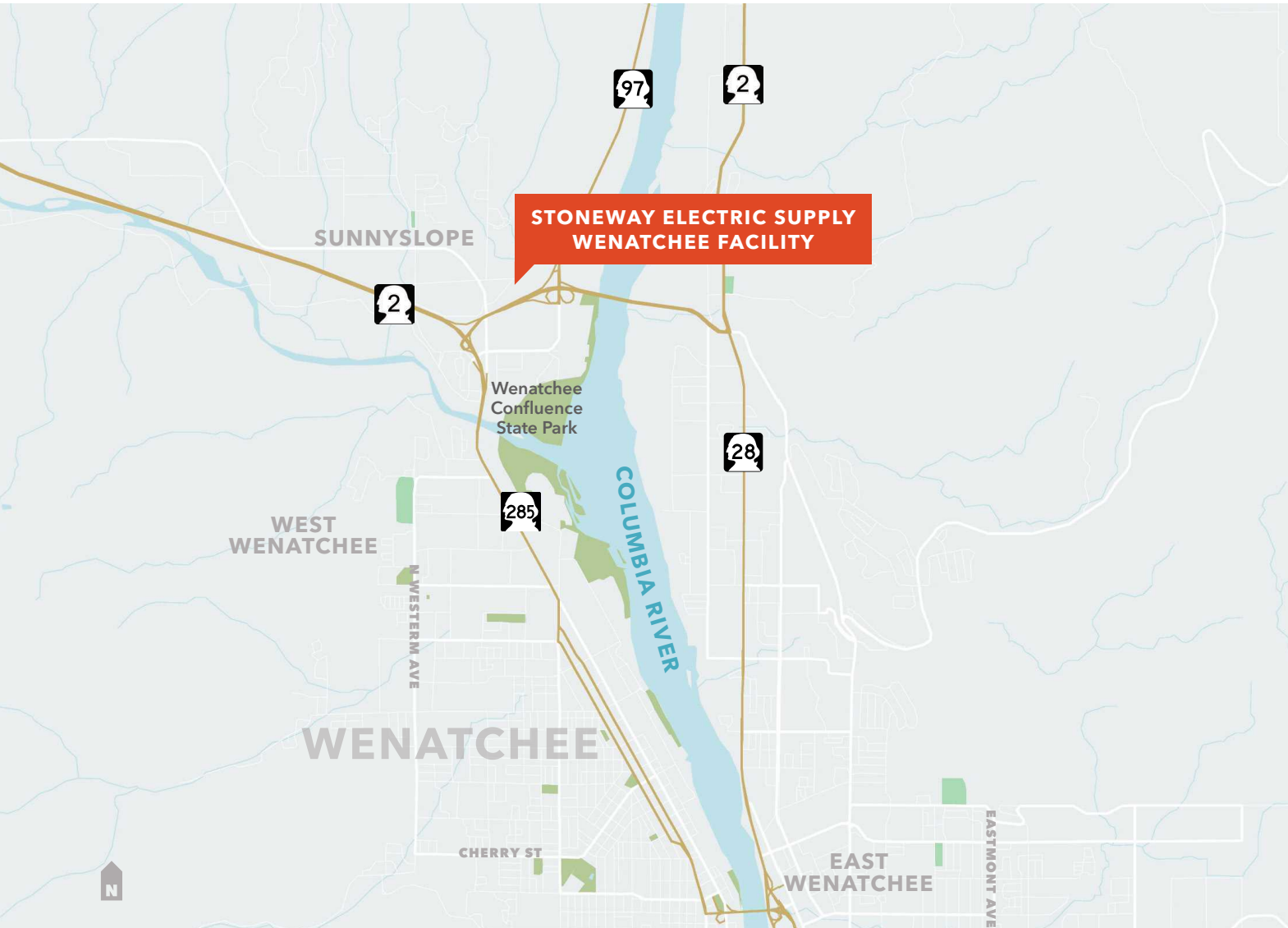
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Located in
Wenatchee just
off Highway 2

Wenatchee is the urban center of 70,000 people in a region that has traditionally been dependent on agriculture and government sectors as the mainstay of the economy. This combination has provided Wenatchee with a stable economic environment over the years. Over the last decade the economy has diversified significantly including the latest addition of the Diamond Foundry. Today, the area's largest employers reflect the region's agricultural heritage, but also other strengths including hydroelectric power, health care, technology, and tourism industries.

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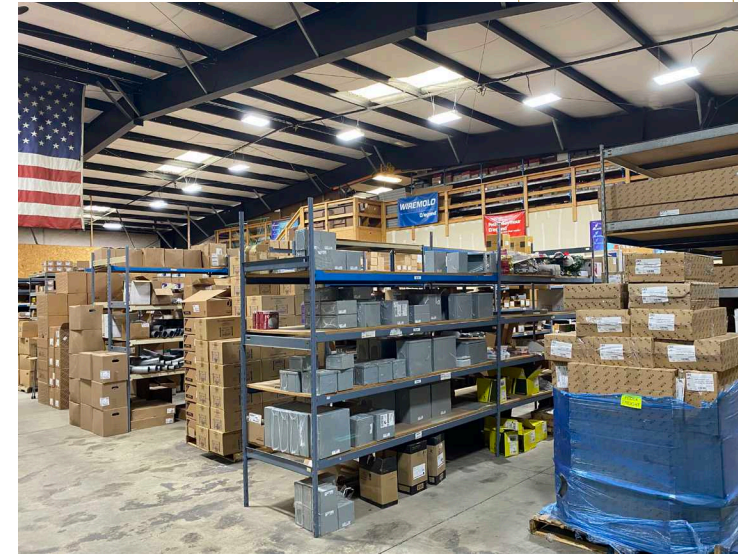
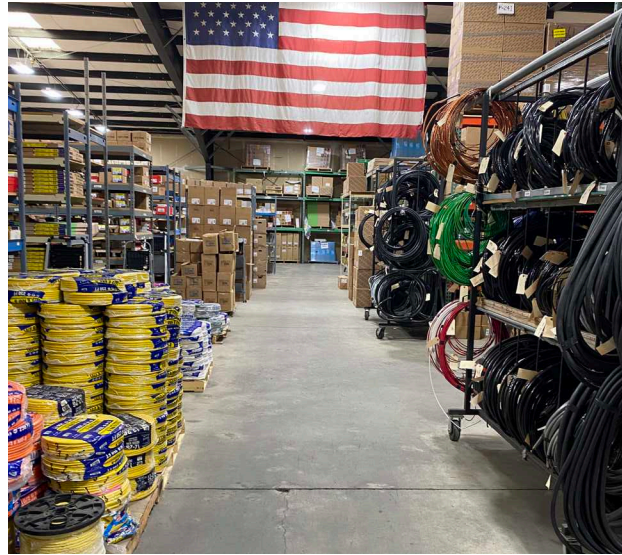
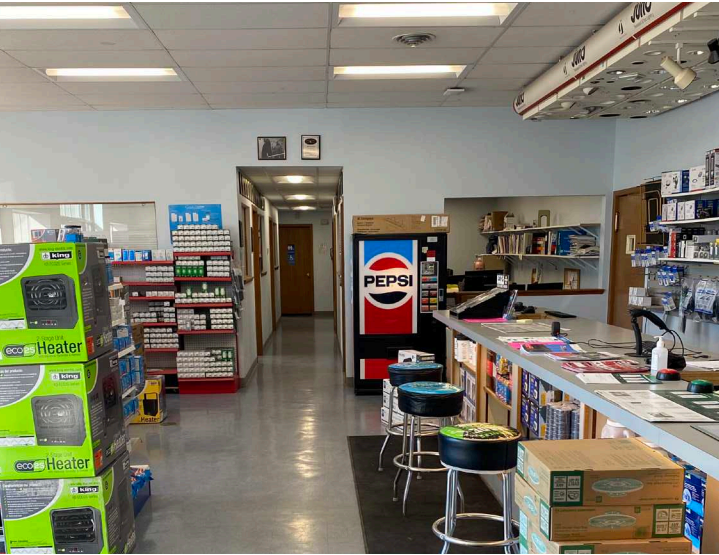
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Wenatchee's business and community assets serve the region

HEALTH CARE Home to Central Washington Hospital, Wenatchee Valley Medical Center, Columbia Valley Community Health.

EDUCATION Including Wenatchee Valley College, Central Washington University (on WVC Campus), Confluence Technology Center, North Central Technical Skills Center.

AGRICULTURE Wenatchee's history as the Apple Capital of the World has defined the region's agricultural infrastructure - which is state-of-the-art for fruit production, storage and packing, fruit shippers and marketers, and value-added processes. The newly flourishing wine industry is represented by Wenatchee Wine Country. Wenatchee is quickly becoming a food/wine destination.

ARTS The Stanley Civic Center, which includes the Performing Arts Center of Wenatchee and the Wenatchee Convention Center, The Greater Wenatchee Regional Events Center/Town Toyota Center, Riverside Playhouse, Sun Basin Theaters, Art on the Avenues, and Wenatchee Symphony.

TECHNOLOGY Confluence Technology Center is home to a Yahoo! data center as well as numerous small-to-medium technology firms that flourish in the area where our fiber infrastructure is renowned.

RECREATION From the Apple Capital Recreational Loop Trail to the Wenatchee Foothills Trails, and Mission Ridge - one can understand why Wenatchee was rated as one of National Geographic magazine's Top 50 Adventure Towns.



The Pybus Public Market is the new prize of the community providing an amazing gathering place for locals and visitors to enjoy the fruits of our region. Located on the Apple Capital Loop Trail and beautiful riverfront park in downtown, this venue is an anchor to growth in the city.

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