

FOR SALE OR LEASE - LAND AND BUILDING

# Clarkston Industrial Park

**1370 PORT DR**

Clarkston, WA 99403

PRESENTED BY:

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WA #22008121



## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$4,500,000
<b>PRICE / SF:</b>	\$66.34
<b>BUILDING SF:</b>	± 67,853
<b>LOT SIZE:</b>	5.21 AC
<b>IN-PLACE CAP:</b>	5.81%
<b>OCCUPANCY:</b>	70.20%
<b>ZONING:</b>	HI, Heavy Industrial
<b>MARKET:</b>	Lewiston-Clarkston
<b>APN:</b>	11320001200030000

### PROPERTY OVERVIEW

Multi-tenant industrial distribution building located at Port Drive in the Port of Clarkston, WA. The property offers efficient access to regional highways and proximity to Lewiston, Idaho. Constructed in 1977, the concrete tilt-up building sits on **5.21 acres of deeded land** adjacent to the Port.

The building contains a net rentable area of **67,853 SF** with a **65,472 SF footprint (528' x 124')**, 25-foot clear height, and circulation throughout the site. The roof is supported by wood glu-lam beams with a membrane-covered plywood deck.

The property is currently **70% occupied**, with six separate suite entrances, two main office areas, and common area restrooms. Existing tenants with office include **Rousseau** (4,762 SF two-level office) and **FedEx** (960 SF office). Office finishes are of standard quality with drywall, suspended ceilings, electric HVAC, and carpet/tile flooring.

The warehouse is configured for distribution use with **34 dock-high loading doors** along the rear, two large overhead drive-in doors at each end, and wet sprinkler coverage. Interior improvements include two non-load bearing demising walls with openings for drive-through circulation. The warehouse areas are unheated and uninsulated.

This offering presents investors and owner-users with an asset that is partially stabilized, while also providing immediate upside through lease-up of the remaining vacancy.



## COMPLETE HIGHLIGHTS



### BUILDING INFORMATION

PROFORMA NOI	\$480,204.50
PROFORMA CAP RATE	10.67%
OCCUPANCY %	70.2%
TENANCY	Multiple
CEILING HEIGHT	25 ft
OFFICE SPACE	5,722 SF
YEAR BUILT	1977
CONSTRUCTION STATUS	Existing
WAREHOUSE %	91.57%
CONDITION	Average
ROOF	TPO Membrane
FREE STANDING	Yes
NUMBER OF BUILDINGS	1

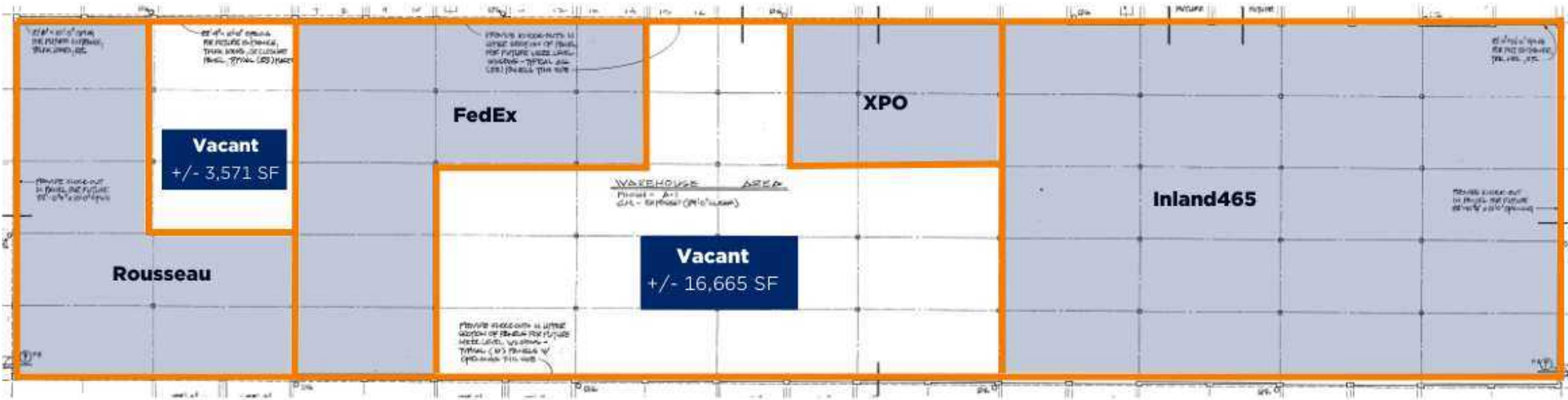
### PROPERTY HIGHLIGHTS

- Concrete Tilt-Up
- Current Tenants: FedEx, Inland 465, Rousseau Co., and XPO Logistics Freight
- Repositioning opportunities with shorter term leases
- Attractive low entry basis, below replacement value. New membrane roof (2010) & Exterior paint (2021)
- 34 Dock Doors, 2 Grade Doors
- Wet Sprinklered

CURRENT FLOOR PLAN



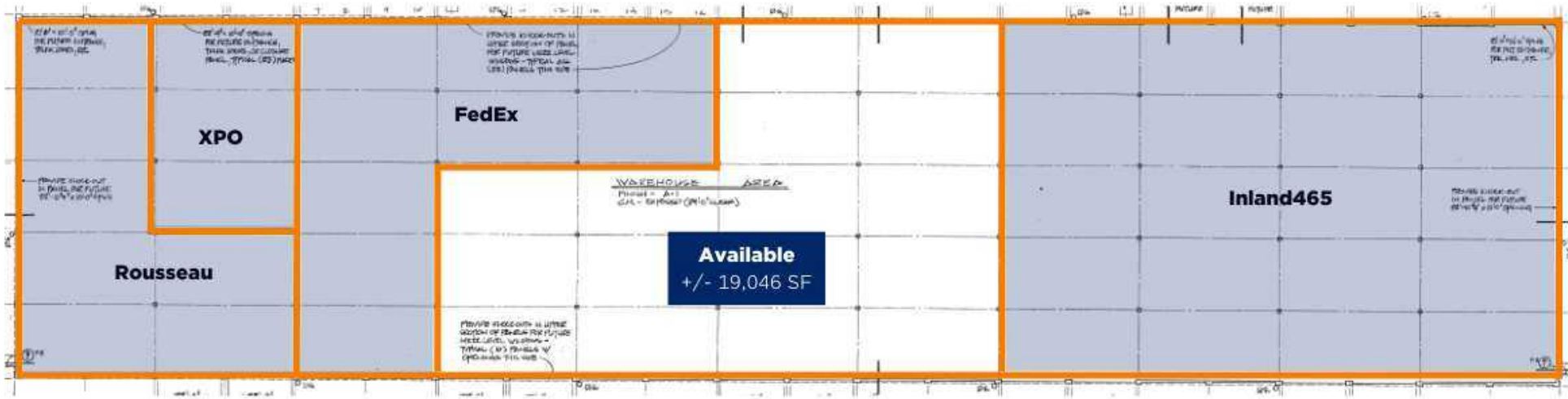
Current



PROFORMA FLOOR PLAN



Proforma





ADDITIONAL PHOTOS





SITE MAP





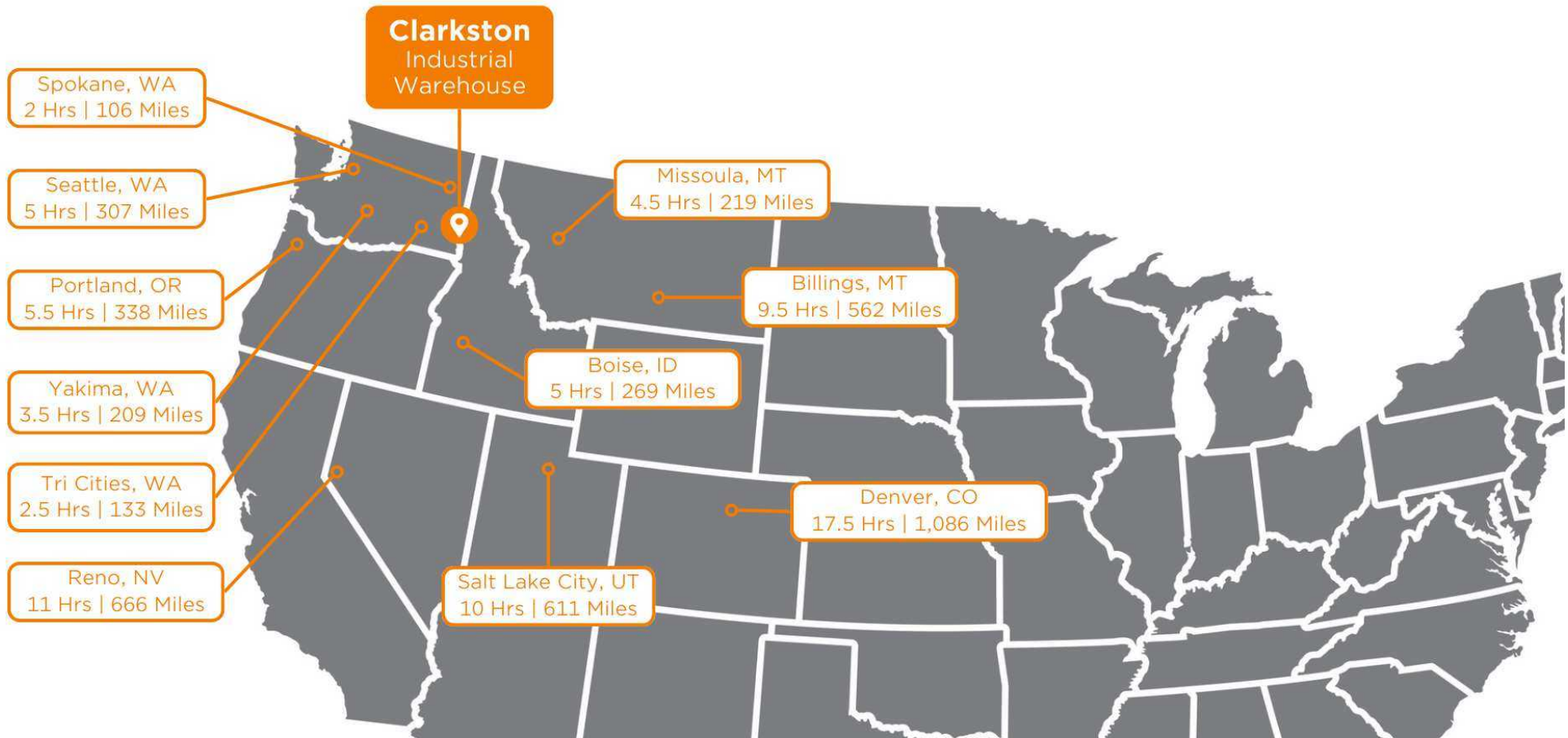
LOCATION MAP







## Drive Times From Clarkston



# CLARKSTON MSA & ECONOMY DRIVERS

Part of the Lewiston-Clarkston metropolitan area with a combined population exceeding 40,000 residents, Clarkston, Washington is located on the western bank of the Snake River in Asotin County. The region is known for its unique economic blend, combining agriculture, tourism, healthcare, and retail services, which collectively contribute to a stable and steadily growing economy. The area's proximity to Lewiston, Idaho across the river, allows the two cities to function as an economic hub for surrounding rural areas in both Washington and Idaho.



## Agriculture

Thriving on fertile Snake River Valley soil and a favorable climate, key crops include wheat, barley, legumes, and fruits, supported by a food processing industry and the Port of Lewiston.



## Tourism & Outdoor Rec

A gateway to Hells Canyon National Recreation Area, tourists seek river excursions, fishing, and hiking. Cruise lines on the Snake and Columbia rivers support hospitality, and seasonal jobs.



## Healthcare

The healthcare sector, led by Tri-State Memorial Hospital in Clarkston, is a major regional employer and supports numerous secondary jobs in services, administration and retail.



## Retail & Service Sector

Clarkston's retail sector thrives on local and tourist spending, with big-box stores, specialty shops, and cross-border shopping from Idaho, drawn by the state's lack of sales tax.



## Transportation & Logistics

Clarkston's position on the Snake River and access to the Port of Lewiston enable goods movement and transportation services, essential for agricultural and industrial exports, creating a unique inland seaport.



## Education & Training

Walla Walla Community College and Lewis-Clark State College provide education and vocational training, supporting workforce development in healthcare, agriculture, and skilled trades to sustain key economic sectors.

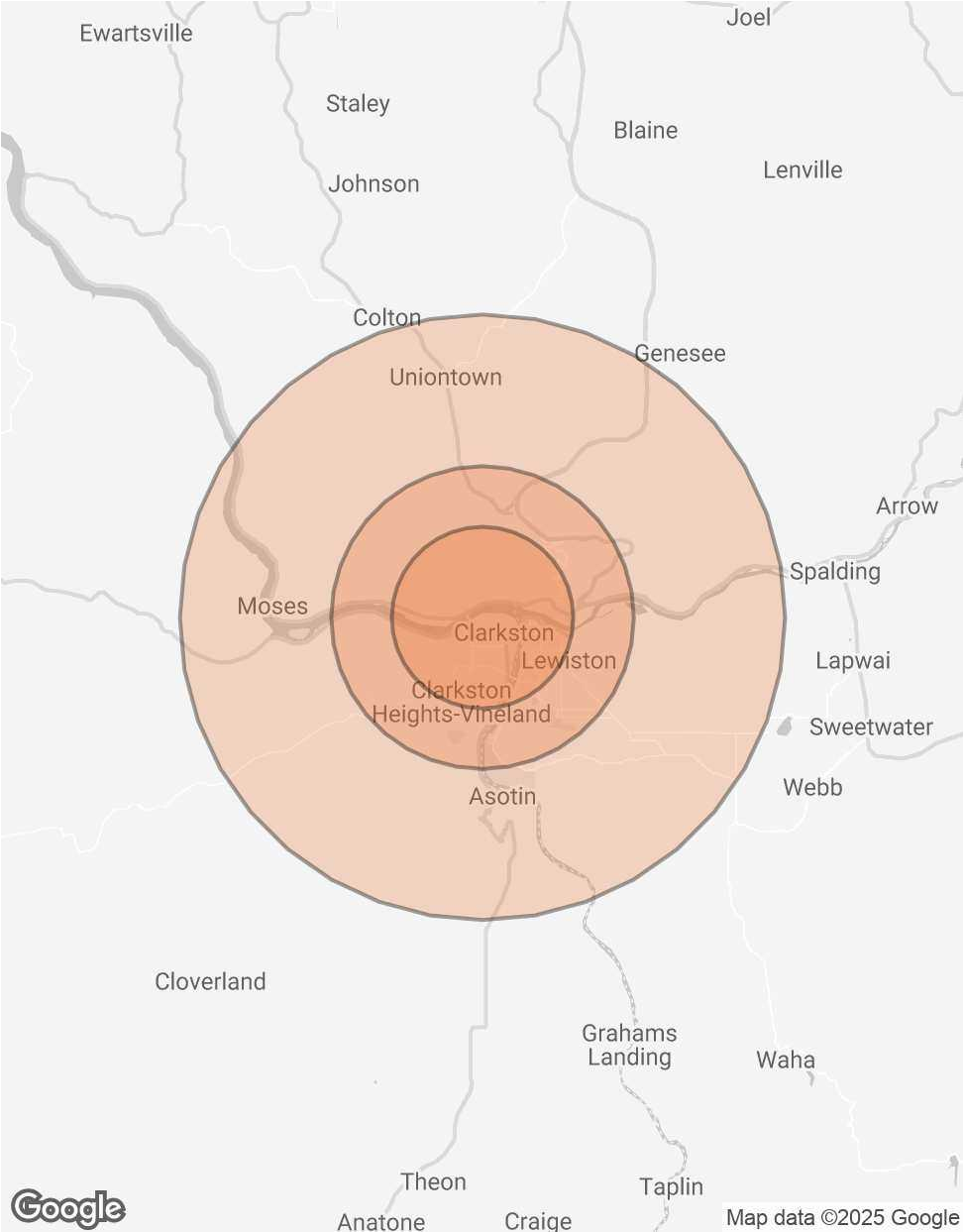


# DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	27,872	42,898	60,671
AVERAGE AGE	42	43	43
AVERAGE AGE (MALE)	41	42	42
AVERAGE AGE (FEMALE)	43	44	44

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	11,589	17,913	25,166
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$86,862	\$90,195	\$95,930
AVERAGE HOUSE VALUE	\$313,866	\$319,330	\$331,151

Demographics data derived from AlphaMap



## ADVISOR BIOS



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### Guy D. Byrd, SIOR

Designated Broker  
SVN | Cornerstone

Guy D. Byrd is the founder, owner, and Managing Director of SVN Cornerstone Commercial Real Estate, a leading full-service firm in Spokane, Washington. Since launching SVN Cornerstone in 2015 through a strategic partnership with SVN International, Guy has built a high-performing, collaborative team serving clients throughout Washington, Idaho, and across the U.S.

With more than 38 years of experience and over \$500 million in closed transactions, Guy specializes in industrial and retail property development, representing national clients such as Caliber, McKinstry, Par Pacific, Lithia Corp, Jeld-Wen Corporation, EZ Loader Industries, and Airgas. His leadership has earned multiple SVN President's Circle and Partner's Circle awards.

An active member of CCIM, ICSC, SIOR, and Greater Spokane Inc., Guy is a past president of the Spokane Commercial Real Estate Traders Club and serves on the Board of Directors for the American Red Cross Inland Northwest Region. He also supports Spokane schools through board service, panels, and fundraising.



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### Omar Sadaoui, CCIM

Advisor  
SVN | Cornerstone

Omar Sadaoui, CCIM, is a licensed commercial real estate broker in Washington and Idaho, specializing in industrial and investment property sales and leasing. Omar serves investors, owner-users, and occupiers throughout Spokane County, Kootenai County, Grant County, and the surrounding areas, leveraging his market knowledge and technical expertise to deliver real time solutions.

Prior to his career in commercial real estate, Omar excelled as a project manager, successfully overseeing large-scale HVAC controls projects across Colorado, Wyoming, North Idaho, and Eastern Washington. This experience provided him with a unique skill set in technical analysis, project coordination, and strategic planning.

As a Certified Commercial Investment Member (CCIM) designee, Omar offers comprehensive market insights and investment analyses to local, regional, and national clients. He is committed to aligning real estate opportunities with each client's business objectives and investment strategies, ensuring maximized value and long term success.



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.