

# Baker Flats Industrial Park

5541 Nelpar Dr.  
East Wenatchee, WA.

**FOR SALE**

Offering  
PRICE

**\$1,415,250**



- 9,000 SF. total Bldg. SF.
- 33% office
- Heavy power
- Well maintained facility

**CENTER INVESTMENTS INC.**

O: (509) 884-6381 [www.centerinvestmentsinc.com](http://www.centerinvestmentsinc.com)





# Offering SUMMARY

List Price - \$1,415,250

\$/SF. (Bldg.) - \$157.25

Occupancy - 100%

Vacate Date - 12/31/27

Rent/SF - \$10.22/SF/Yr.

Market Rent - \$15/SF/Yr.

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# LOCATION HIGHLIGHTS

Everett

Seattle

Olympia

Tacoma

Yakima

Portland

Wenatchee MSA

Spokane

Tri-Cities

Centralized WA State Location offers Intra-state, Inter-state and Inter-national route network connecting all major NW markets, providing access to & distribution of products, supplies, raw materials, goods & services.

Canadian border

Canadian border

to ID, MT & all points East

to ID, UT & all points SE



# WENATCHEE INDUSTRIAL

Cashmere

Monitor

Sunnyslope

Olds Station

Wenatchee

West Wenatchee

East Wenatchee

South Wen. ind. area

Terrace Park

APPLEV

Apple Yard

South Wenatchee

Mill Pond

Wenatchee Heights

Microsoft & Helion

Malaga

Rock Island

ALCOA Campus

Rock Island Dam

Voltag

Baker Flats Industrial Park

Microsoft

Batterman Industrial

WA Air National Guard

Pangborn Airport

Established Industrial zoned developments in the immediate area. The Wenatchee MSA includes Wenatchee, East Wenatchee, Malaga, Rock Island, Monitor, Cashmere, and Orondo. It is the epicenter for major commercial activity in all of both Chelan & Douglas Counties. The market economy developed through a history of being a primary railway hub, the backbone of the tree fruit industry and serving as the regional support market for the construction of and continued operations of the Columbia River Hydro Power Network.



# Property **SUMMARY**

Parcel #- **23 20 11 10029**

LAND - 1.24 acres (54,014.4 square feet)

BLDG. - 9,000 SF.

ACCESS - curb cut from Nelpar Drive

LOCATION - Baker Flats Industrial Park - North, East Wenatchee, Douglas Co.

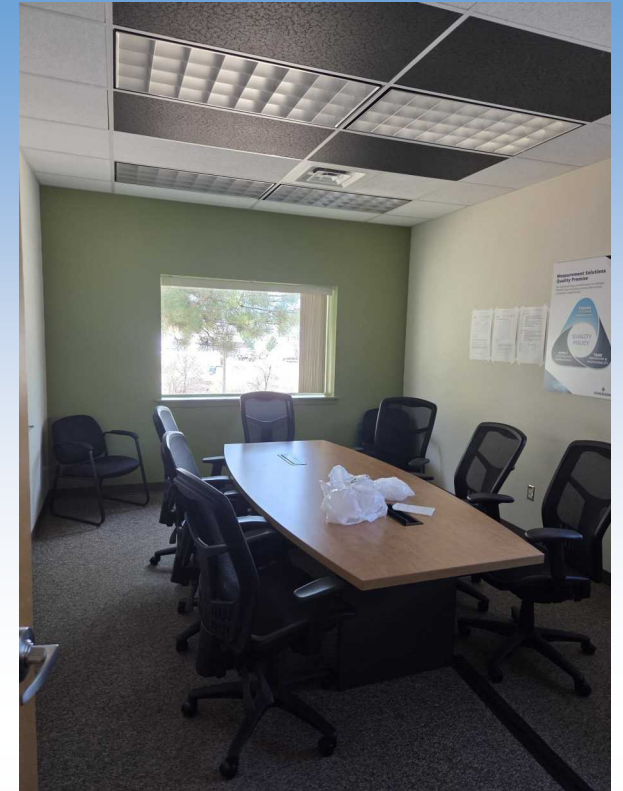
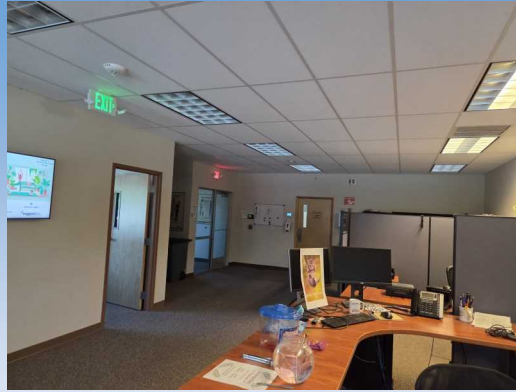
ZONING - General Industrial (I-G)



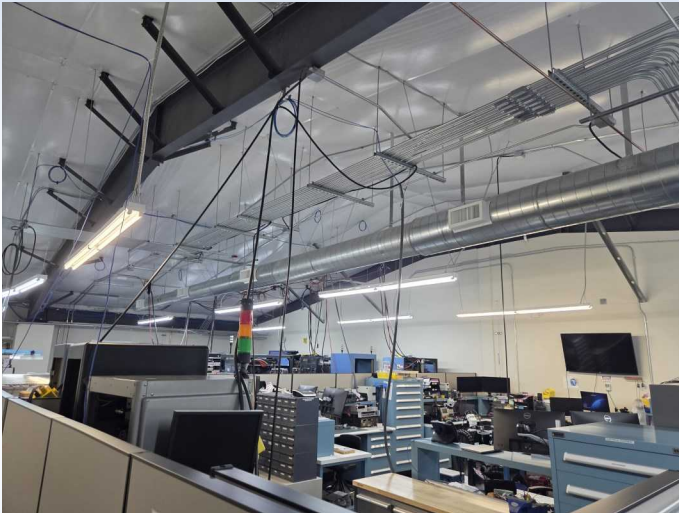
**GENERAL DESCRIPTION** - This 9,000 SF steel structure building is optimized for light manufacturing with 33% built out as office and employee support facilities and the balance as open for fabrication, production, storage or warehousing use. It has heavy power, full climate control and lots of water with enlarged capacity septic service. The grounds are entirely configured for maximized patron or staff parking, with mature and well maintained landscape.







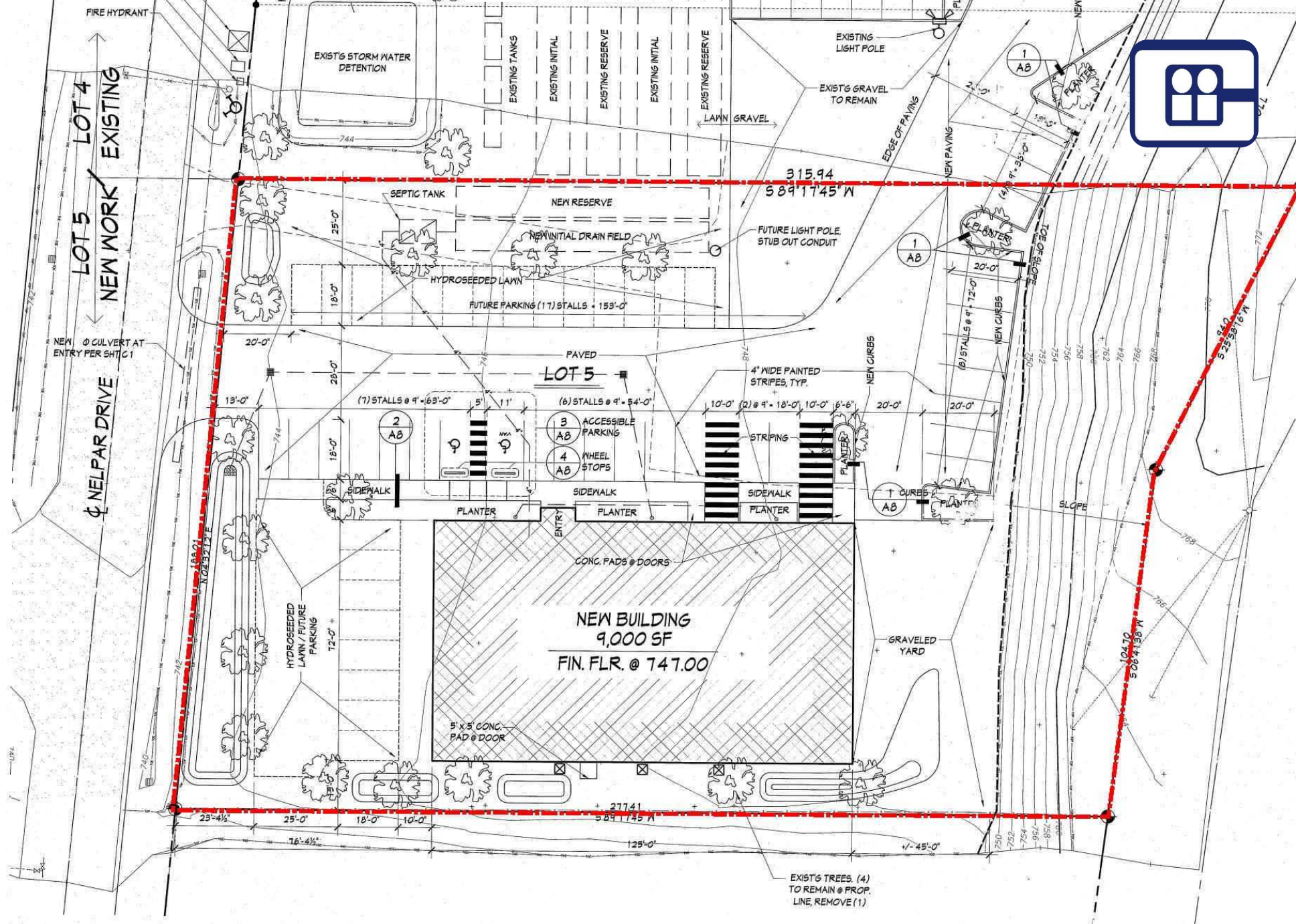
# INTERIOR PHOTOS







5541 Nelpar Dr.  
East Wenatchee, WA.



**NOTES:**

- 1.) SEE SHT C 1 OF 1 FOR PAVING, SITE GRADING, STORM WATER RETENTION & SEPTIC DESIGN INFO
- 2.) SEE SHTS L 1.1 AND L 2.1 FOR LANDSCAPING AND IRRIGATION DESIGN INFO.



**SITE PLAN**

SCALE: 1" = 20'



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# PARCEL OUTLINE

