

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





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.

Chaun Birks
President
chaun@ncw-commercial.com

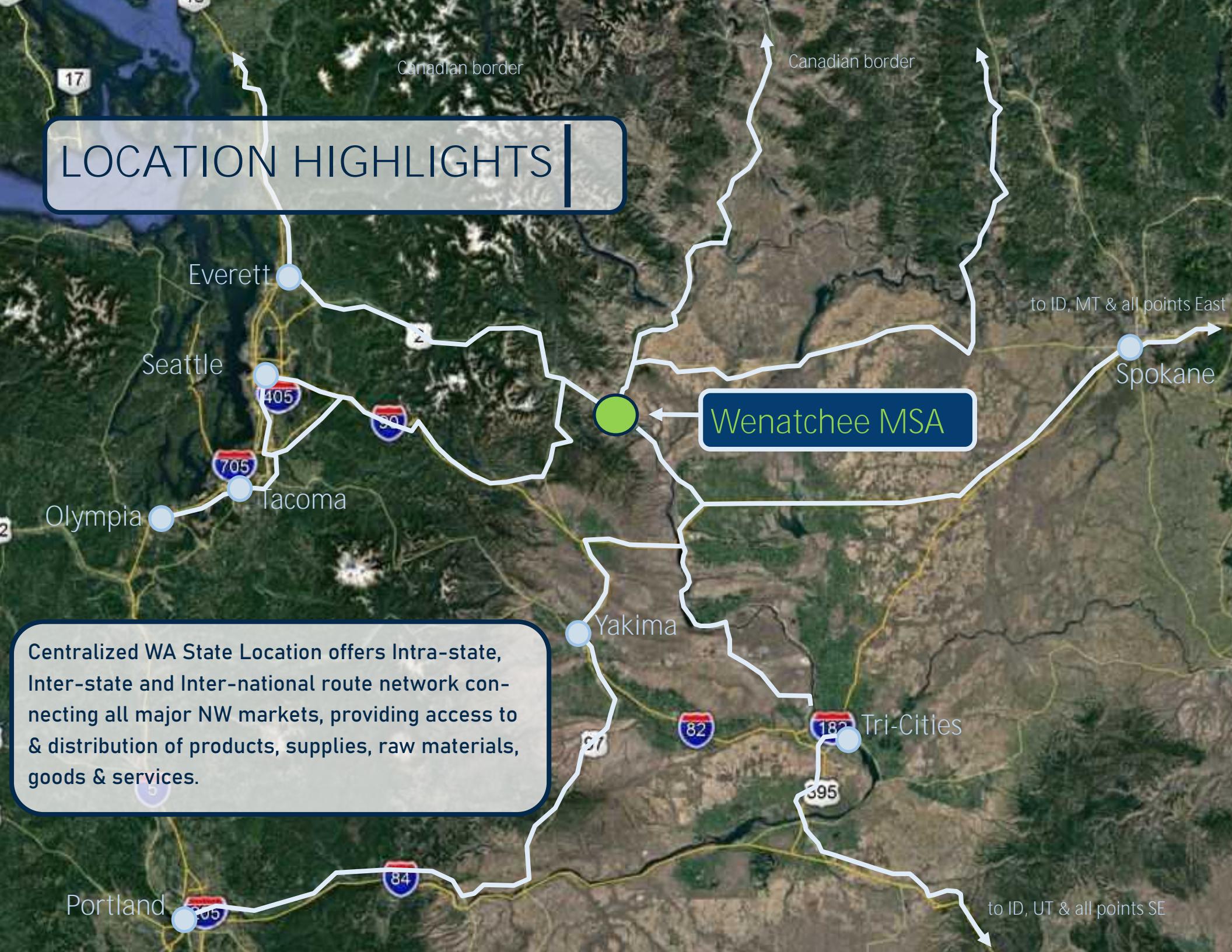
Chad Hamilton
VP Operations & Leasing
chad@ncw-commercial.com

CENTER INVESTMENTS INC.

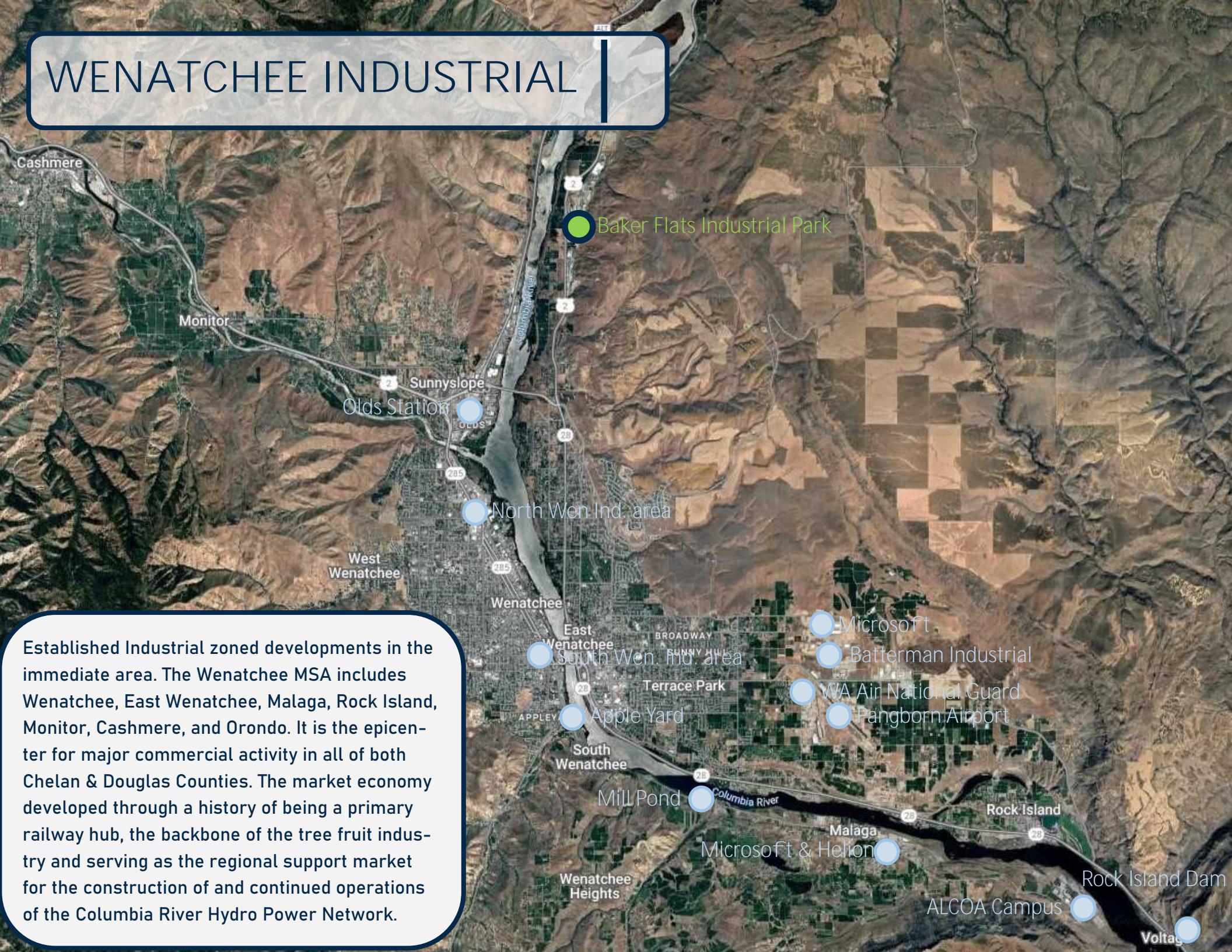
0: (509) 884-6381 www.centerinvestmentsinc.com



LOCATION HIGHLIGHTS



WENATCHEE INDUSTRIAL



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**

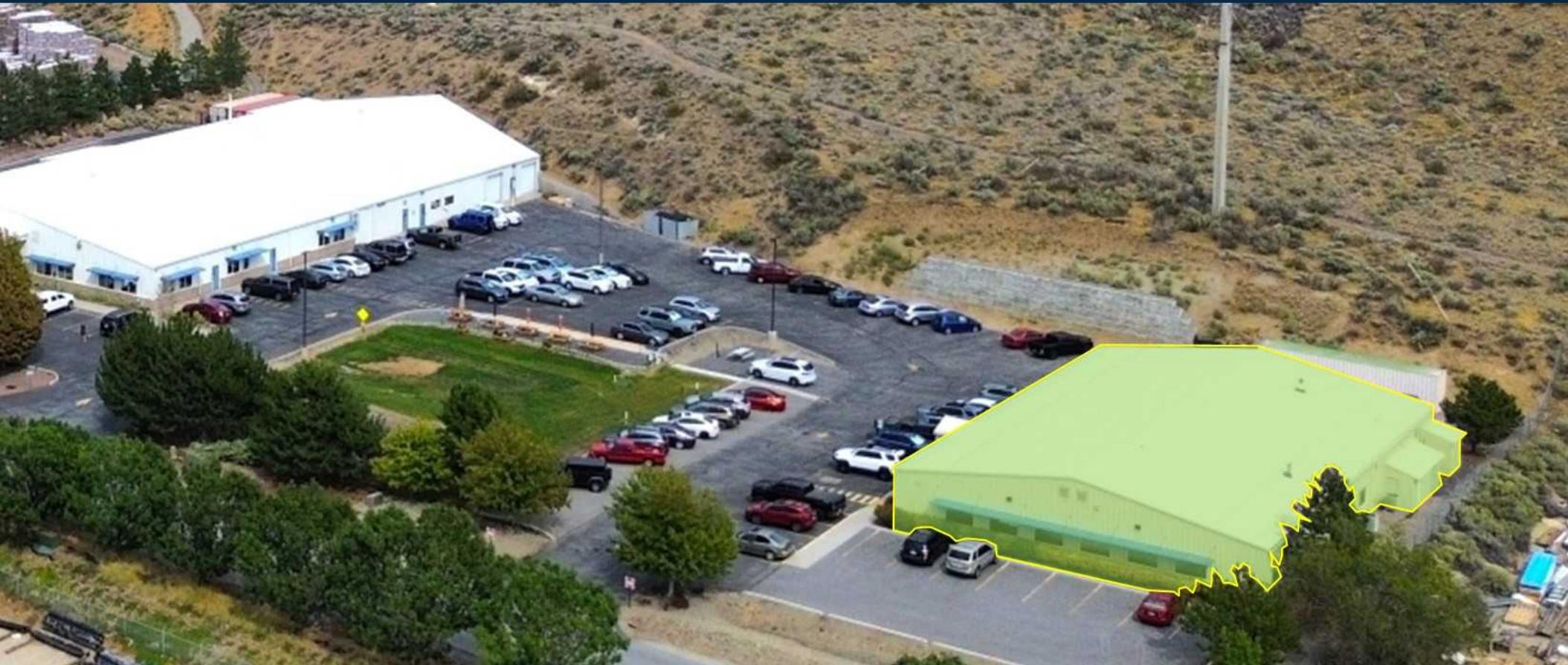
LAND - 1.24 acres (54,014.4 square feet)

BLDG. - 9,000 SF.

ACCESS - curb cut from Nelpar Drive

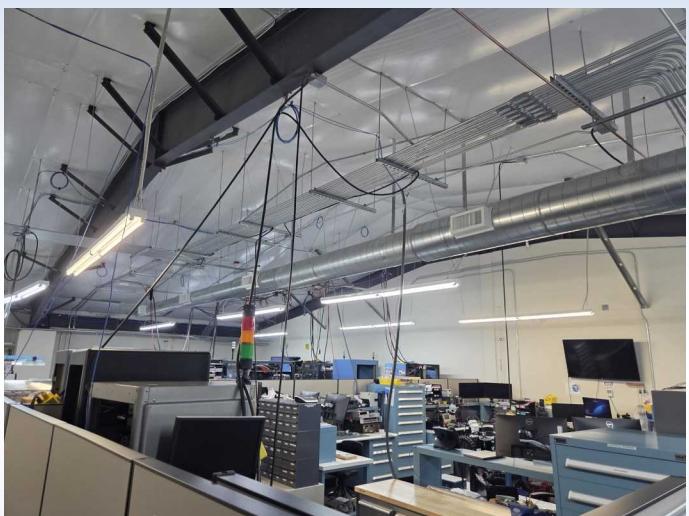
LOCATION - Baker Flats Industrial Park - North, East Wenatchee, Douglas Co.

ZONING - General Industrial (I-G)

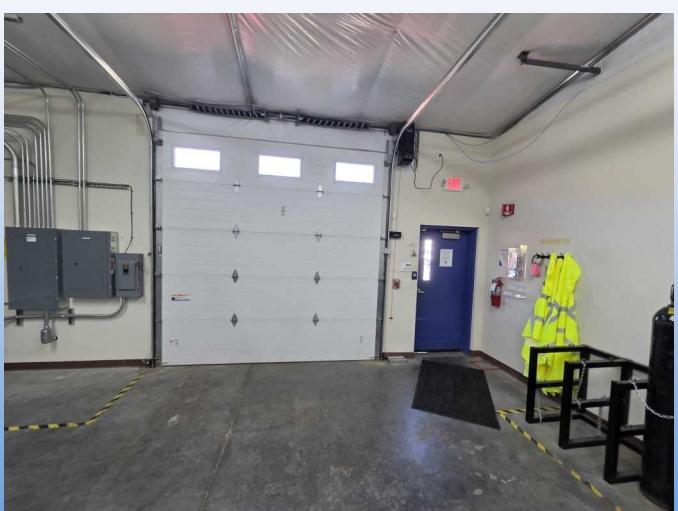
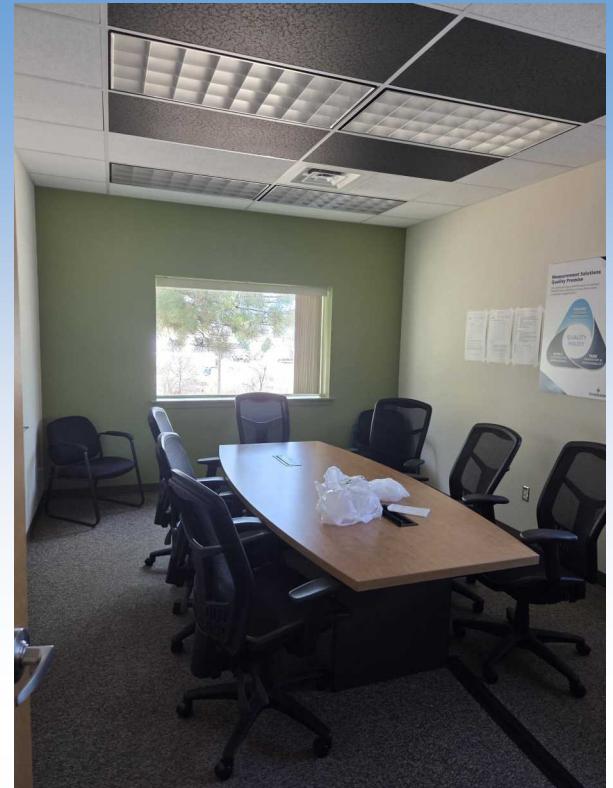


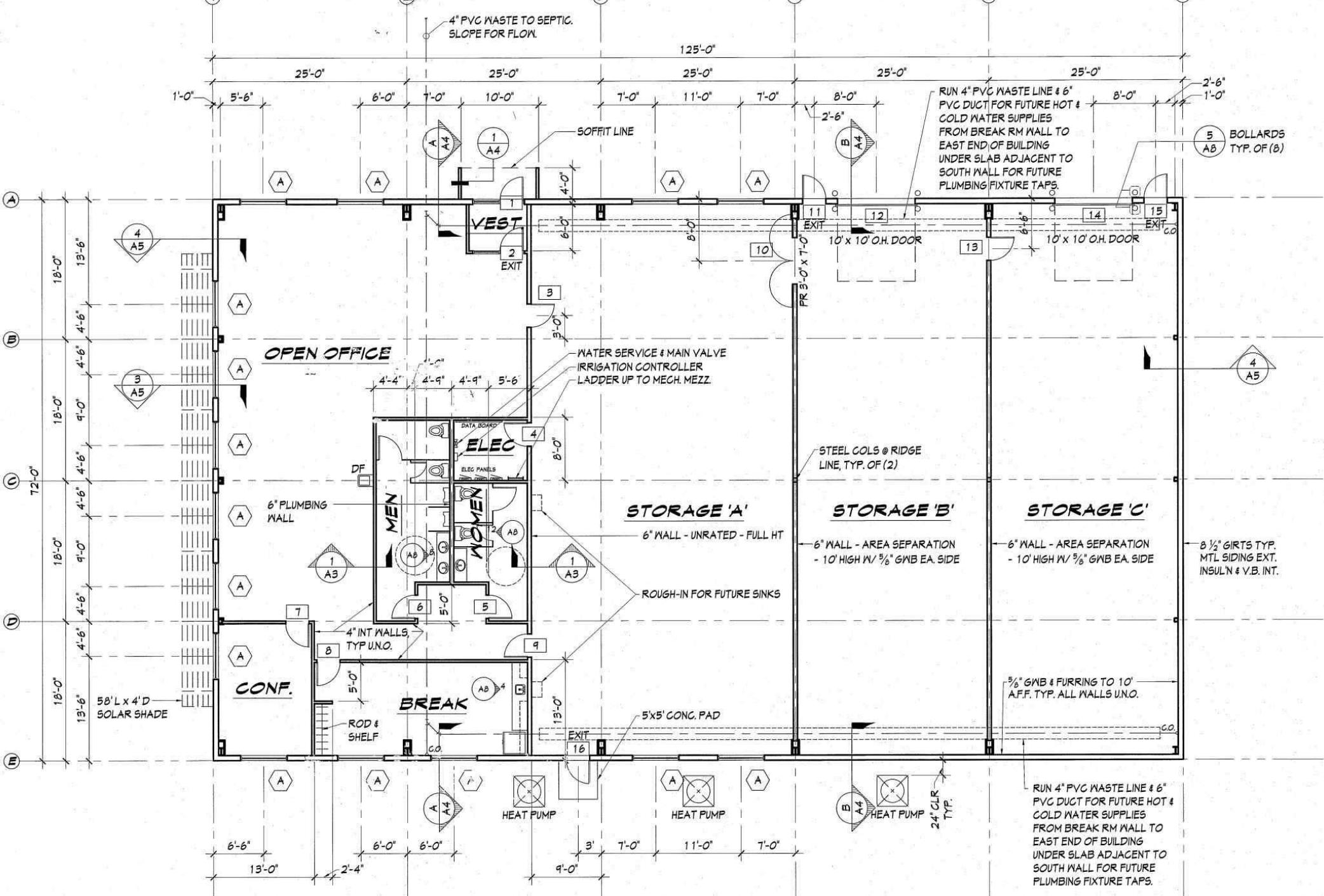
GENERAL DESCRIPTION - This 9,000 SF steel structure building is optimized for light manufacturing with 33% built out as office and employee support facilities and the balance as open for fabrication, production, storage or warehousing use. It has heavy power, full climate control and lots of water with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



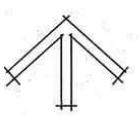


INTERIOR PHOTOS





5541 Nelpar Dr.
East Wenatchee, WA

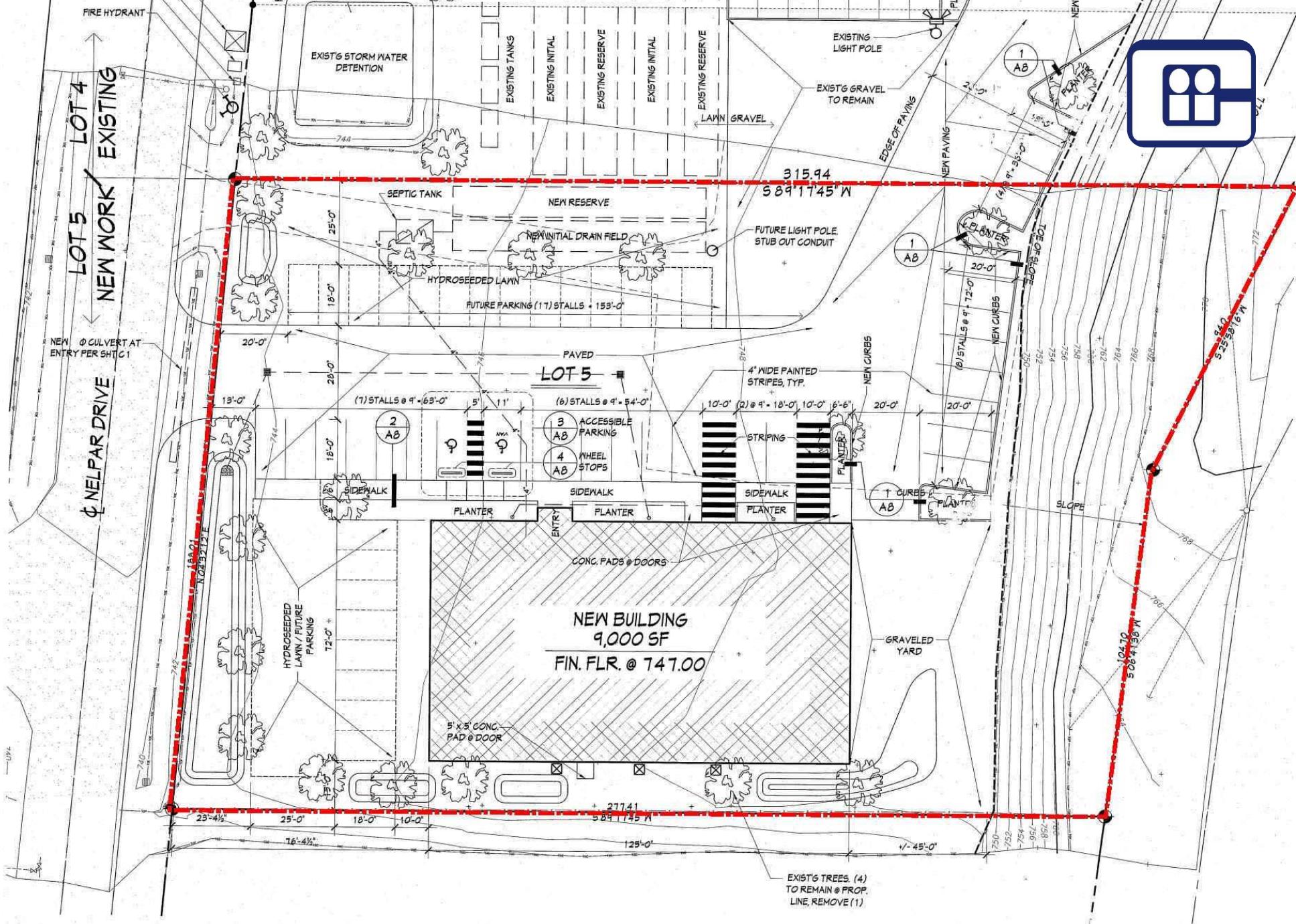
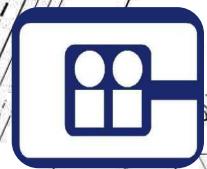


FLOOR PLAN

SCALE: 1/8" = 1'-0"

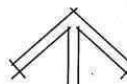


NOTES:
1.) SEE PLUMBING, HYAC & ELECTRICAL BY OTHERS.



NOTES:

- 1.) SEE SHT C1 OF 1 FOR PAVING, SITE GRADING, STORM WATER RETENTION & SEPTIC DESIGN INFO
- 2.) SEE SHTS L1.1 AND L2.1 FOR LANDSCAPING AND IRRIGATION DESIGN INFO.



NORTH

SITE PLAN

SCALE: 1" = 20'

5541 Nelpar Dr.
East Wenatchee, WA.

5541 Nelpar Dr.
East Wenatchee, WA.

PARCEL OUTLINE

