

# OFFERING MEMORANDUM



**FOR SALE**  
**OWNER/USER OR INVESTMENT**  
**INDUSTRIAL BUILDING**

1500 W 1st Street - Cheney, WA 99004

## FORMER HONEYWELL BUILDING

Purchase Price: \$7,500,000  
Price Per Square Foot: \$66.67 (35% of replacement cost)  
Current Cap Rate: 6.0%  
Total Building Size: ±112,501 RSF  
Parcel Size: 10.08 acres

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# SINGLE OWNER/USER OR INVESTMENT INDUSTRIAL BUILDING

1500 W 1st Street  
Cheney, WA 99004

The Allpak Building in Cheney, WA, is a  $\pm 112,500$  square foot manufacturing facility that was originally built in 1982 as a microchip manufacturing plant for Honeywell. The building features heavy power, concrete walls and concrete roof trusses, a site of 10.08 acres.

Allpak's current lease is "absolute net" in that all repairs and operating costs are the responsibility of the tenant. The interior of the building is in good shape and recent exterior improvements include a new roof (completed in 2017), new exterior paint (completed in 2019).



## PROPERTY DETAILS

|                      |   |
|----------------------|---|
| Purchase Price:      | \$7,500,000   |
| Price Per SF:        | \$66.67 (35% of the replacement cost)   |
| Current Cap Rate:    | 6.0%  |
| 2025 Assessed Value: | \$5,835,130   |
| 2025 RE Taxes:       | \$63,633  |
| Building Size:       | $\pm 112,501$ SF  |
| Office:              | $\pm 12,318$ SF   |
| Warehouse:           | $\pm 100,183$ SF  |
| Parcel Number:       | 13232.0086  |
| Parcel Size:         | 10.08 acres   |
| Zoning:              | LI - Light Industrial   |
| Parking:             | 320 stalls (2.9/1,000)  |
| Year Built:          | 1982  |
| Est. Clear Height:   | 14' to underside of piping  |
| Loading Doors:       | 4 dock high & 3 grade level doors   |
| Power:               | 11,000 amps   |
| Construction Type:   | Concrete foundation with concrete tilt up perimeter walls, and concrete roof trusses. The building is sprinklered and has column spacing of 50' x 50' |



## CURRENT LEASE DETAILS

**Lease Rate:** \$0.33 PSF/Month

*\*Increases: 2.5% Annually*

**Lease Type:** Absolute Net

**Expiration:** December 31st, 2026



The building is currently leased to the long-term tenant, Allpack Container LLC, who will be vacating in February / March of 2024. With a lease that extends through December of 2026, a new owner can either purchase the asset to either reposition for a new tenant and still enjoy the income stream from the current lease or occupy the building for their own use and terminate the Allpack lease.

With a price that is significantly under replacement value and a construction type that is better than most new industrial properties, a new owner can realize significant value as an investment. The current rent of \$0.33 PSF is well below market for 2nd and 3rd generation space in the Greater Spokane market, currently ranging from \$0.45 - \$0.60 PSF. Newer properties are \$0.70 - \$0.80 PSF for shell condition space, prior to office improvements.

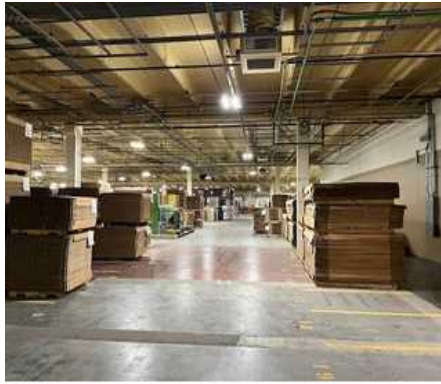
The site provides ample room for the installation of fencing in the event of the need for secured yard areas.

Located in Cheney, home of Eastern Washington University, and 25 minutes from Spokane, companies may find more affordable housing as well as the availability of part-time workers from the University. The property is a 20-minute drive to Spokane International Airport.



# WAREHOUSE & OFFICE INTERIOR PHOTOS

1500 W 1st Street – Cheney, WA 99004



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For more information on this opportunity:

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