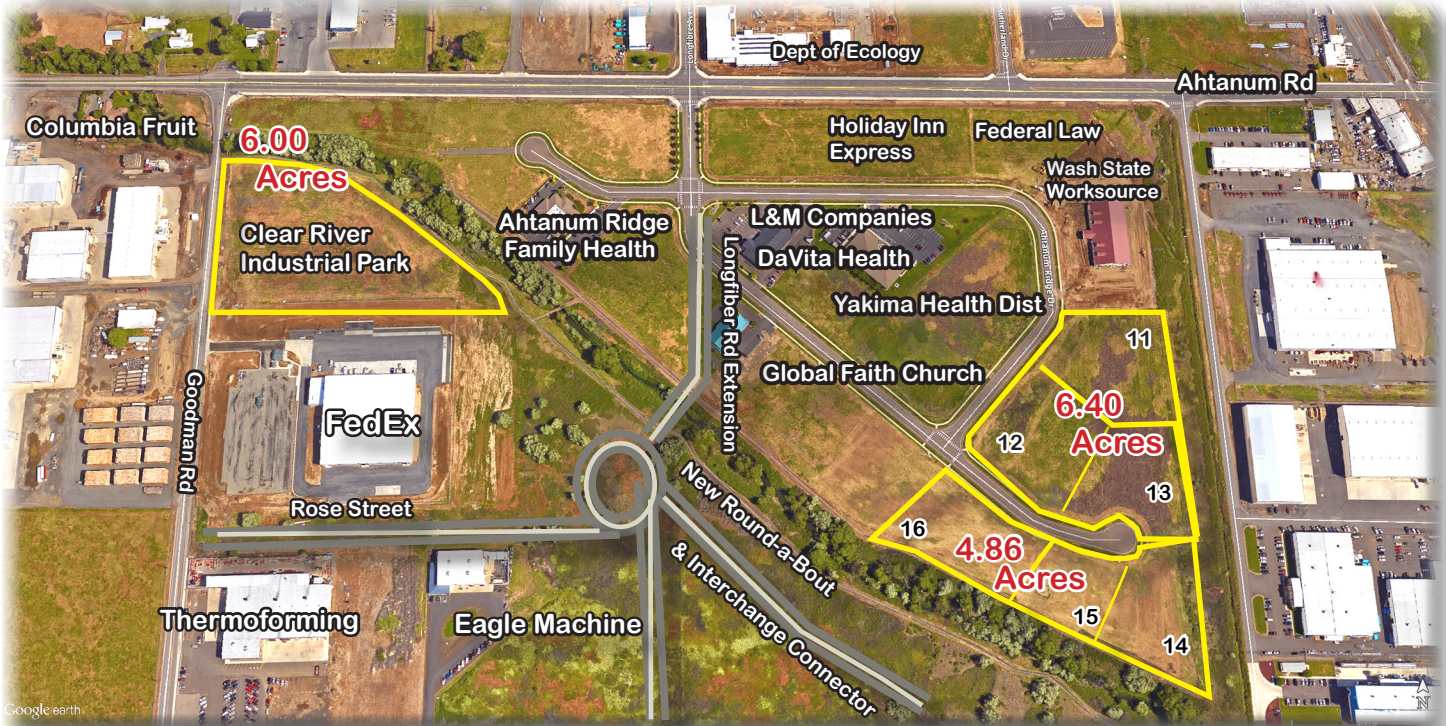




Industrial Lots or Build-to-Suit Lease Packages

Ahtanum Business Park, Union Gap, WA



Current Marketing Pricing 11.25 Acres

- Lot 11 - 94,961 sf @ \$5.00 psf = \$474,804
- Lot 12 - 76,666 sf @ \$5.00 psf = \$383,328
- Lot 13 - 106,722 sf @ \$5.00 psf = \$533,610
- Lot 14 - 77,972 sf @ \$5.00 psf = \$474,804
- Lot 15 - 60,984 sf @ \$5.00 psf = \$533,610
- Lot 16 - 72,745 sf @ \$5.00 psf = \$474,804

Total = 11.25 Acres - 490,050 sf @ \$5.00 psf = \$2,450,250

Suggested Bulk Sales Price

Total = 11.25 Acres - 490,050 sf @ \$4.00 psf = \$1,960,200

All utilities are installed underground and stubbed out to each lot; 8" high pressure water, 12" sewer lines, natural gas, 3-phase / 480v power, HD fiber lines, Charter Cable, all installed. Sites served by public transportation. Sidewalks on both sides of the roadway, and Greenway pathways along both sides of Wide Hollow Creek.

DANIEL TILLEY

509.952.7555 |

dftilley@stelzercommercial.com

Current Marketing Pricing 6.40 Acres

- Lot 11 - 94,961 sf @ \$5.00 psf = \$474,804
- Lot 12 - 76,666 sf @ \$5.00 psf = \$383,328
- Lot 13 - 106,722 sf @ \$5.00 psf = \$533,610

Total = 6.40 Acres - 217,800 sf @ \$5.00 psf = \$1,391,742