Industrial Park For Sale

Clarkston Industrial Park

1370 PORT DR,
CLARKSTON, WA 99403

PRESENTED BY:

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PROPERTY DESCRIPTION

OFFERING SUMMARY

SALE PRICE:	**$4,500,000**
BUILDING SIZE:	67,853 SF
LOT SIZE:	5.21 Acres
PRICE / SF:	$66.32
***AVAILABLE SF:**	11,904-35,712 SF *CLA for more info

PROPERTY DESCRIPTION

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

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 **82.5% 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.

COMPLETE HIGHLIGHTS

BUILDING INFORMATION	
CURRENT NOI	$358,909.80
IN PLACE CAP RATE	7.98%
OCCUPANCY %	82.5%
NUMBER OF TENANTS	4
CEILING HEIGHT	25 ft
OFFICE SPACE	5,722 SF
YEAR BUILT	1977
ZONING	Heavy Industrial
WAREHOUSE %	91.57%
CONDITION	Average
ROOF	TPO Membrane (New 2010)
PARCEL NUMBER	11320001200030000

PROPERTY HIGHLIGHTS

- Owner User/Value-add Opportunity
- Concrete Tilt-Up. Built in 1977
- Current Tenants: FedEx, Inland 465, Rousseau Co., and XPO Logistics Freight
- Three New Lease Renewals
- Inland465 (Paper Company) has occupied their leased space in the building for 20+ years
- Attractive low entry basis, below replacement value
- 34 Dock Doors, 2 Grade Doors, 25' Clear height, Wet Sprinklered
- 62,131 ± SF of Distribution/Warehouse space
- 5,722 ± SF of Office space (8.43%)

FLOOR PLANS


XPO
FEDEX
AVAILABLE
± 11,904 SF
INLAND465
23,808 SF
- Leased month to month
- Can be made available
ROUSSEAU

PROPERTY PHOTOS

SITE MAP

SVN CORNERSTONE COMMERCIAL

LOCATION MAP

SVN CORNERSTONE COMMERCIAL

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.

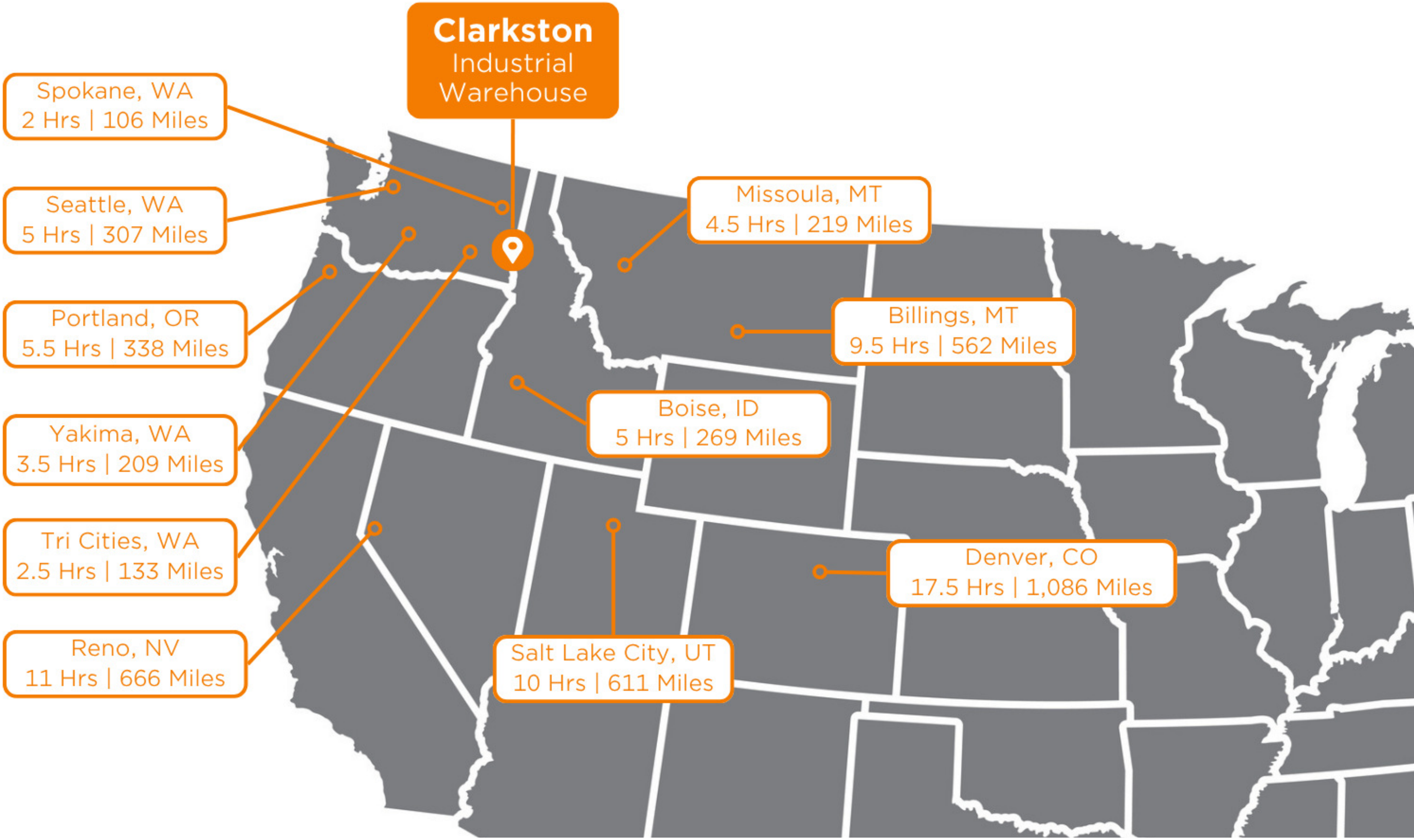
Transportation & Logistics

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.

DRIVE TIMES FROM CLARKSTON, WA

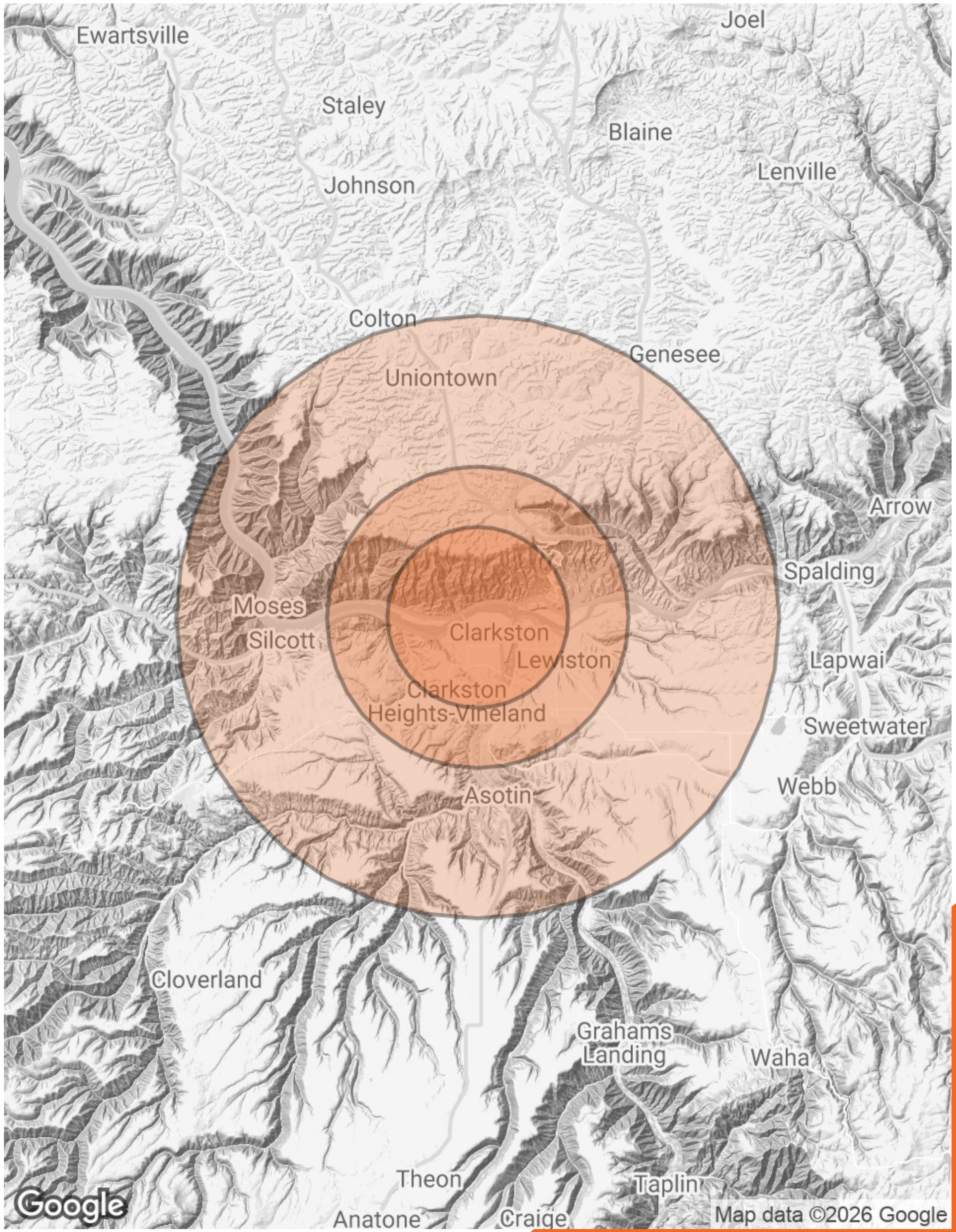


DEMOGRAPHICS MAP & REPORT

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

2020 American Community Survey (ACS)



MEET THE TEAM

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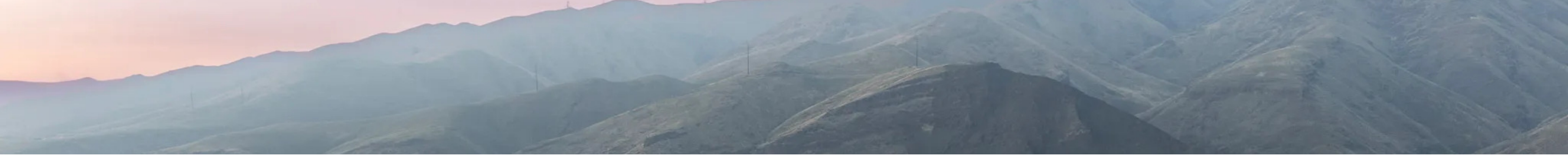

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