

FOR SALE/LEASE | Ephrata Industrial Land



Offered at:
Available:

\$4,995,000 | \$350/acre/month
162.3 acres down to 10 acres

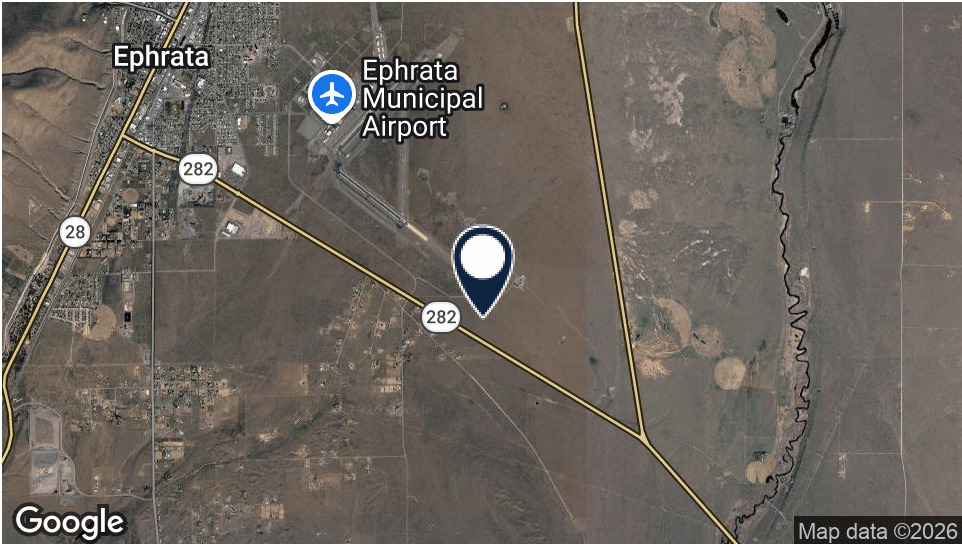
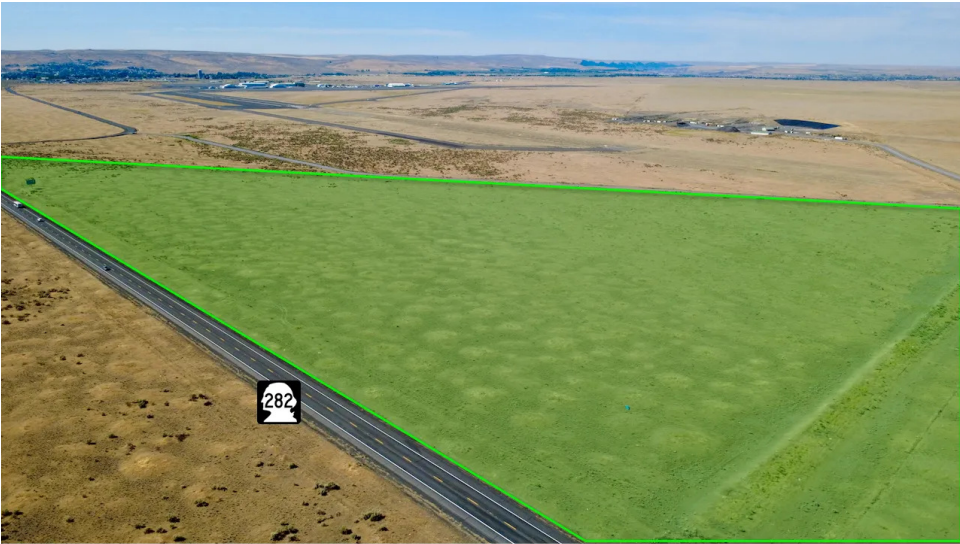
State Route 282
Ephrata, WA 98823

509.966.3800: O
509.969.8747: C

218 SSgt Pendleton Way
Yakima, WA 98901

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$4,995,000
Lease Rate:	\$350/acre/month
Lot Availability:	As small as 10 acres
Lot Size:	162.3 acres
Price / Acre:	\$30,776
Zoning:	LI

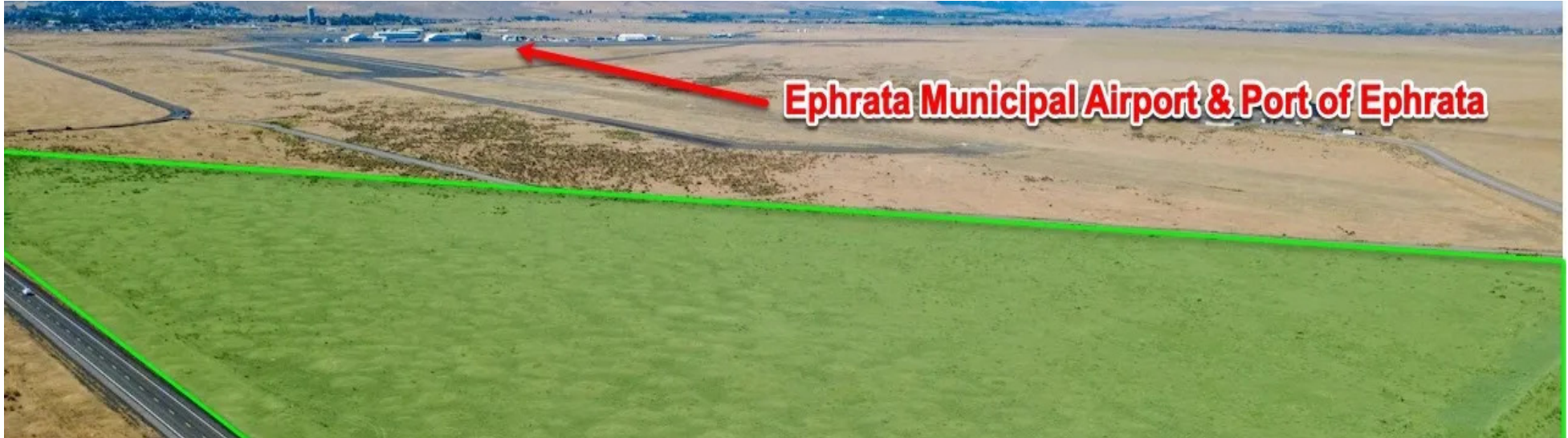
PROPERTY OVERVIEW

This 162.3-acre light industrial property located along State Route 282 near the Ephrata Municipal Airport presents a rare opportunity for both large-scale industrial campuses and smaller owner-user or build-to-suit developments. Parcels from approximately 10 acres up to the full 162.3 acres are available, providing exceptional flexibility for a wide variety of industrial users.

Positioned within one of Central Washington's expanding industrial corridors, the property is ideally suited for warehouses, logistics and distribution centers, advanced manufacturing, food processing, research and development facilities, aviation-related businesses, contractor yards, and industrial service operations. The site's nearly level topography and generous dimensions allow for flexible building footprints, outdoor storage, truck courts, and future expansion opportunities. Visibility along State Route 282 further enhances the property's appeal for corporate headquarters, manufacturing showrooms, and customer-facing industrial operations.

Whether a company requires a 10-acre owner-user site or a 100+ acre industrial campus, the property's flexible development potential offers solutions for a broad range of users while accommodating future growth.

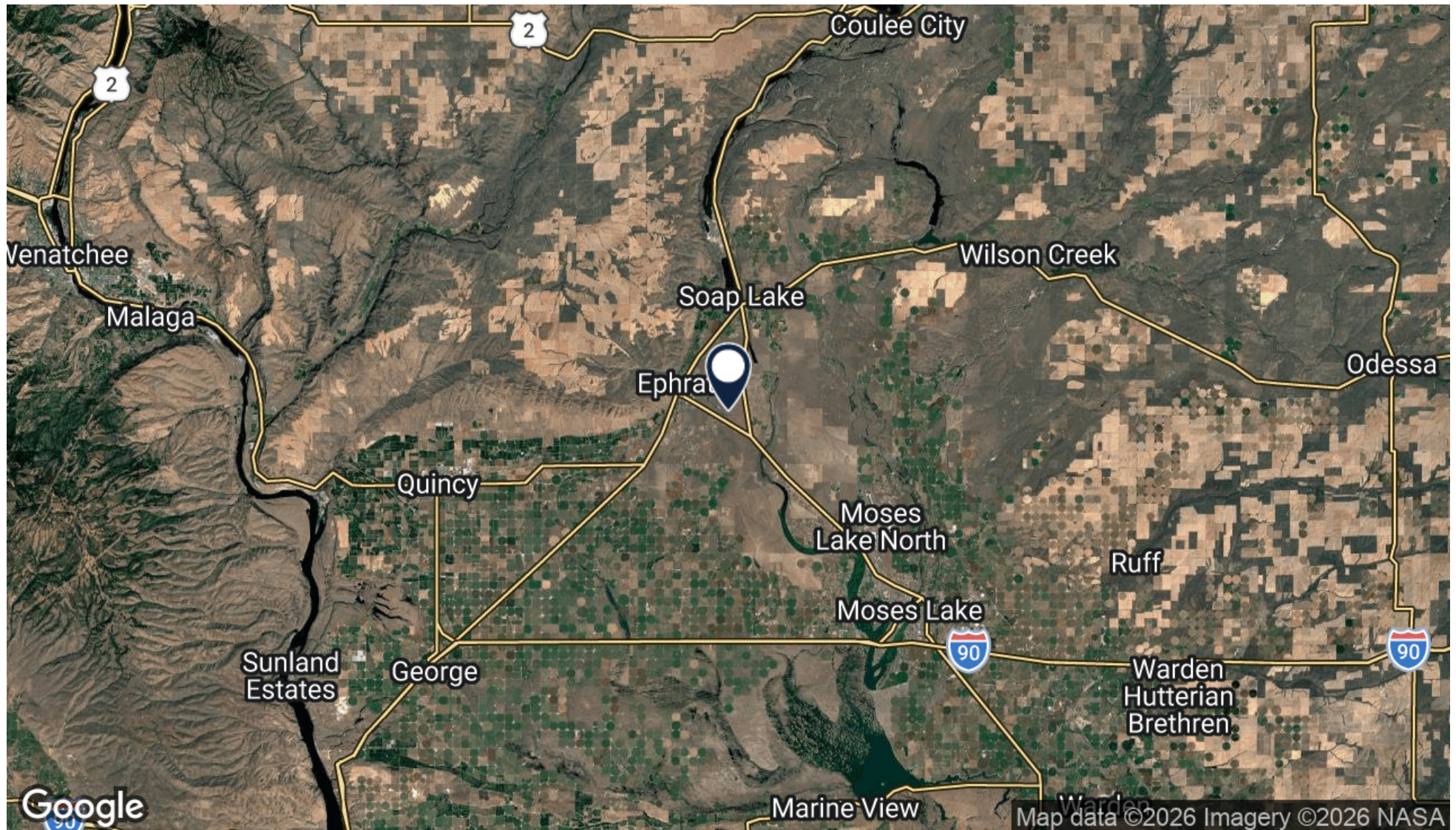
Highlights



PROPERTY HIGHLIGHTS

- Zoned LI (Heavy Industrial Uses Permitted)
- Prime location on State Route 282 with easy access to I-90 & SR17
- Highly desirable Ephrata area
- Ample space for development
- Proximity to major transportation routes
- Utility service is available to the area, with specific utility capacities and delivery timelines to be independently verified by the purchaser based on their proposed use
- Grant County PUD - low cost hydropower
- Attractive investment opportunity

Location Map

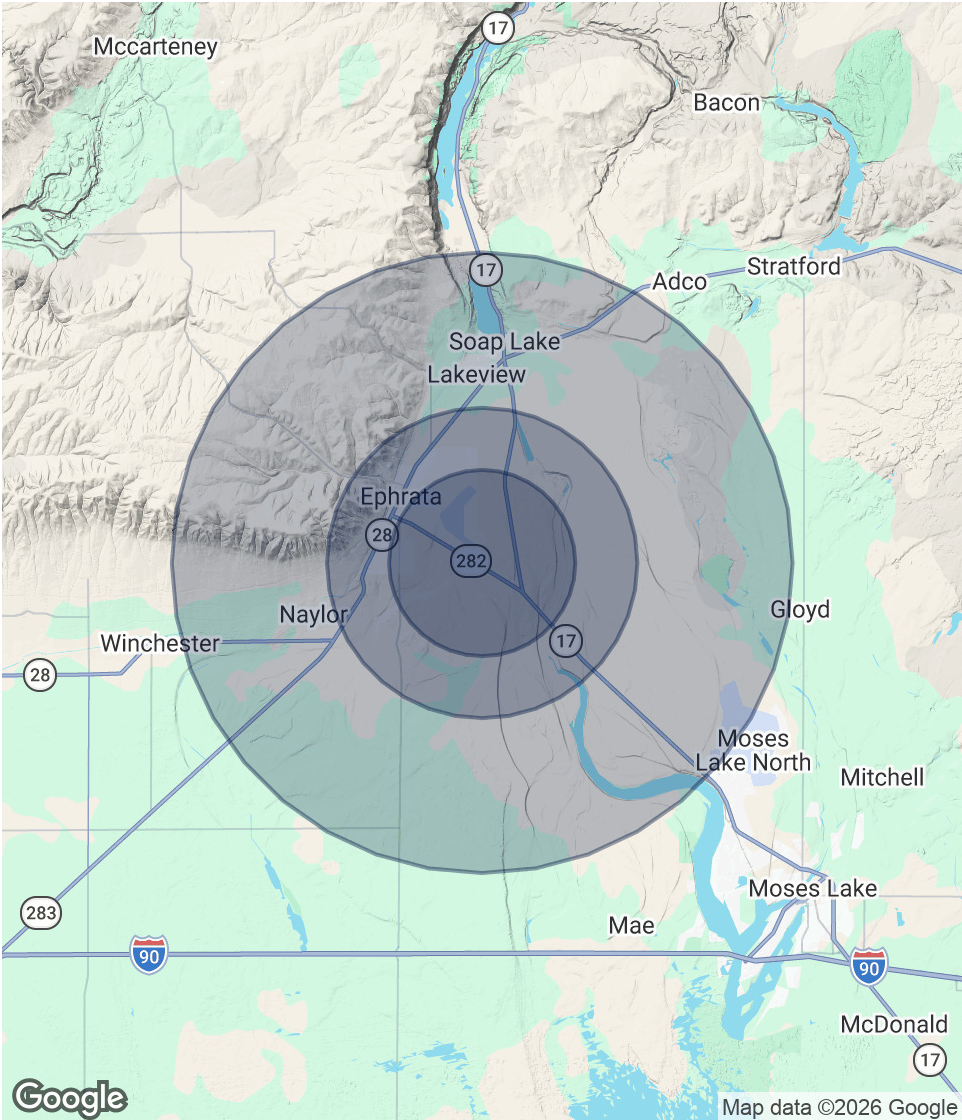


Demographics Map & Report

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	3,862	10,704	20,702
Average Age	38	38	39
Average Age (Male)	37	37	38
Average Age (Female)	39	39	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,381	3,953	7,618
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$92,524	\$90,556	\$97,305
Average House Value	\$296,164	\$303,014	\$352,095

2020 American Community Survey (ACS)



Meet The Team



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Broker

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