



# Offering Memorandum

## Goose Ridge Industrial Complex

63275 E JACOBS ROAD, BLDG A & BLDG B, BENTON CITY, WA 99320

**PRESENTED BY:**

**ROB ELLSWORTH, CCIM**

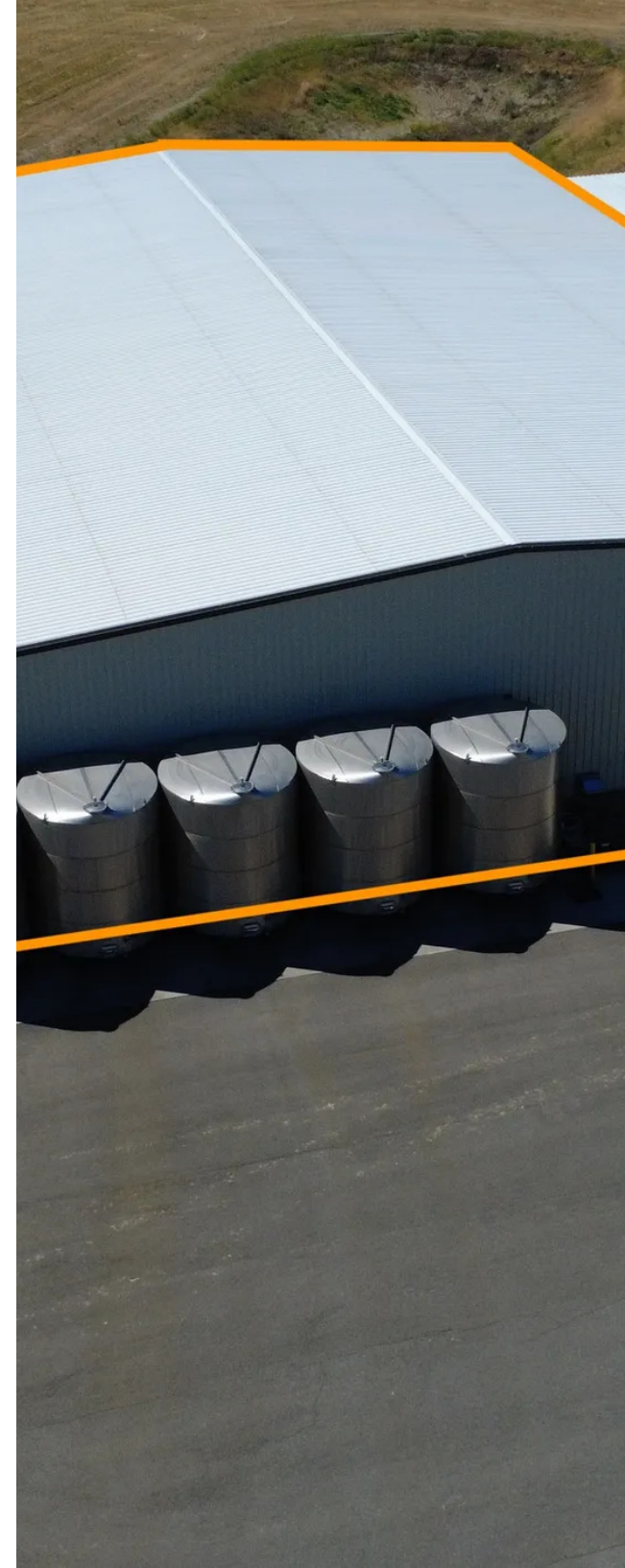
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WA #17790

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# Property Information

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## PROPERTY SUMMARY

### GOOSE RIDGE INDUSTRIAL COMPLEX

63275 E JACOBS ROAD, BLDG A &  
BLDG B  
BENTON CITY, WA 99320

#### OFFERING SUMMARY

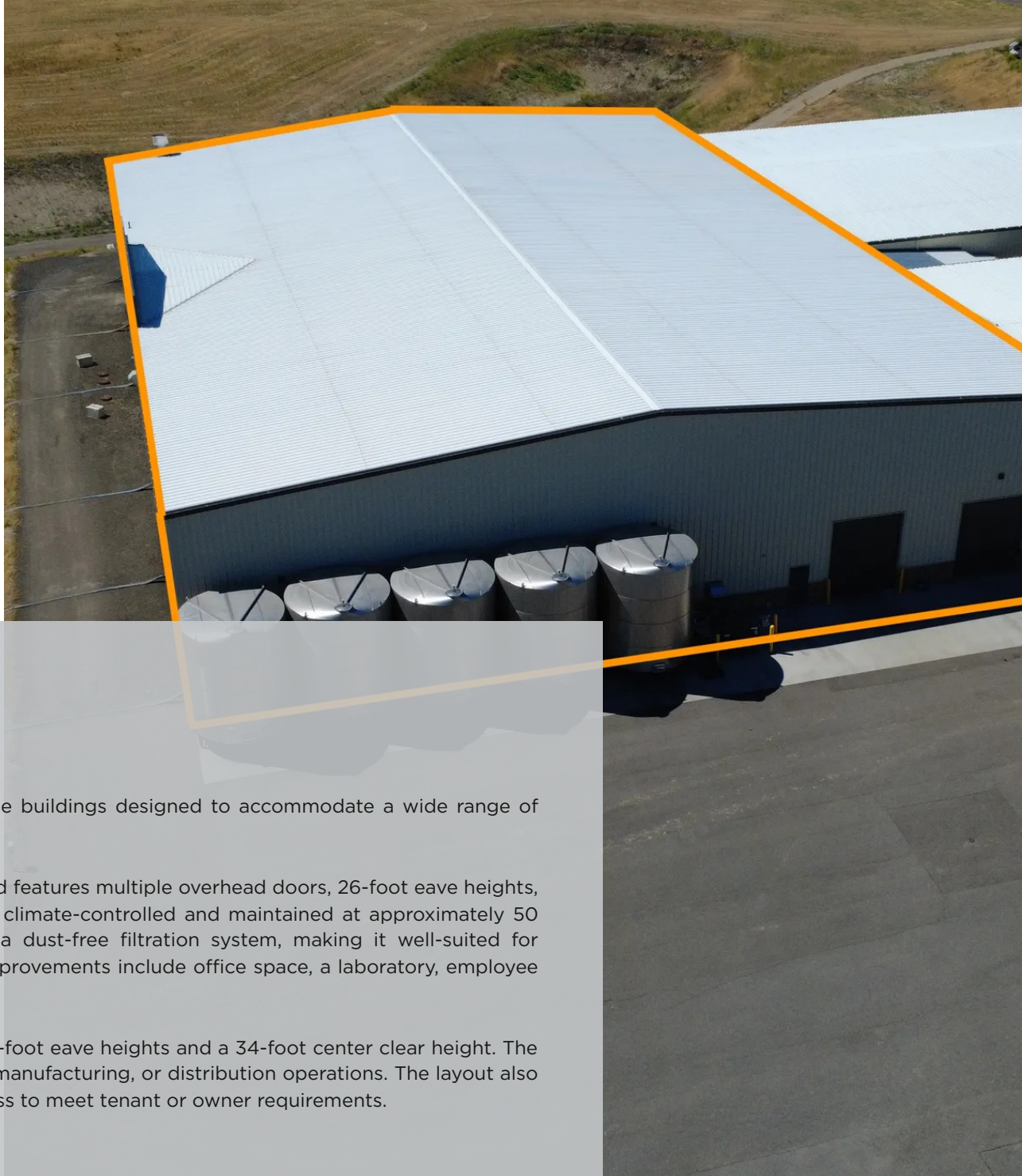
<b>LEASE RATE:</b>	\$8 - 9 SF/yr (NNN)
<b>BUILDING SIZE:</b>	69,000 SF
<b>AVAILABLE SF:</b>	29,000 - 40,000 SF
<b>LOT SIZE:</b>	40 Acres

## PROPERTY SUMMARY

This industrial offering consists of two high-quality warehouse buildings designed to accommodate a wide range of manufacturing, distribution, and storage users.

Building A encompasses approximately 29,000 square feet and features multiple overhead doors, 26-foot eave heights, and a 31-foot clear height at the center. The entire facility is climate-controlled and maintained at approximately 50 degrees year-round. Half of the building is equipped with a dust-free filtration system, making it well-suited for specialized production or storage requirements. Additional improvements include office space, a laboratory, employee break room, and restrooms.

Building B contains approximately 40,000 square feet with 27-foot eave heights and a 34-foot center clear height. The building offers a large, open floor plan ideal for warehousing, manufacturing, or distribution operations. The layout also provides the opportunity to easily add dock-high loading access to meet tenant or owner requirements.



## PROPERTY HIGHLIGHTS

- Two Buildings Available
- Bldg A: 29,000 SF
- Bldg B: 40,000 SF
- High Ceilings
- Climate Control Available



**OVERHEAD DOORS**



**HIGH CEILINGS**



**CLIMATE CONTROLLED**

# PROPERTY PHOTOS





# Location Information

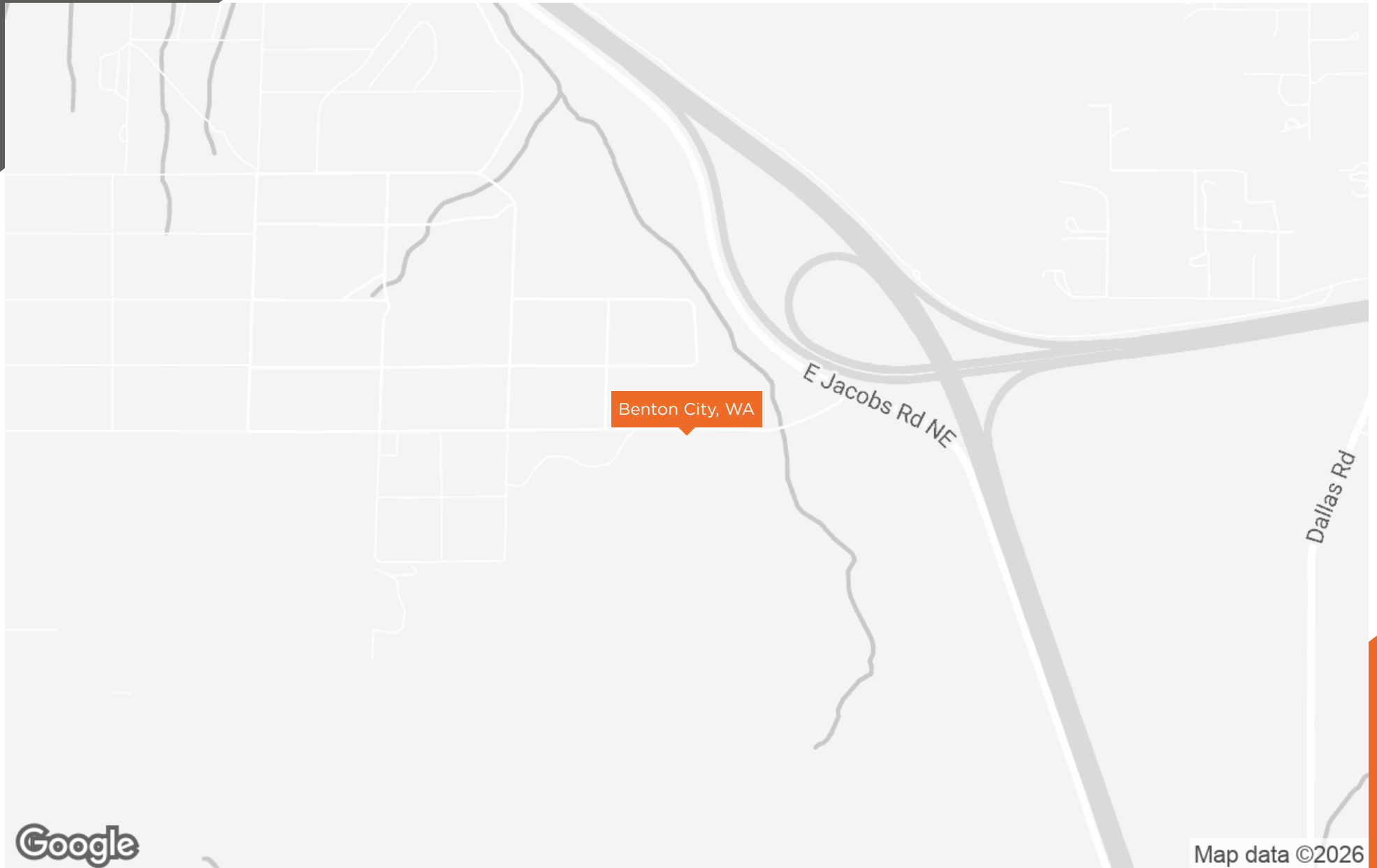
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## LOCATION DESCRIPTION

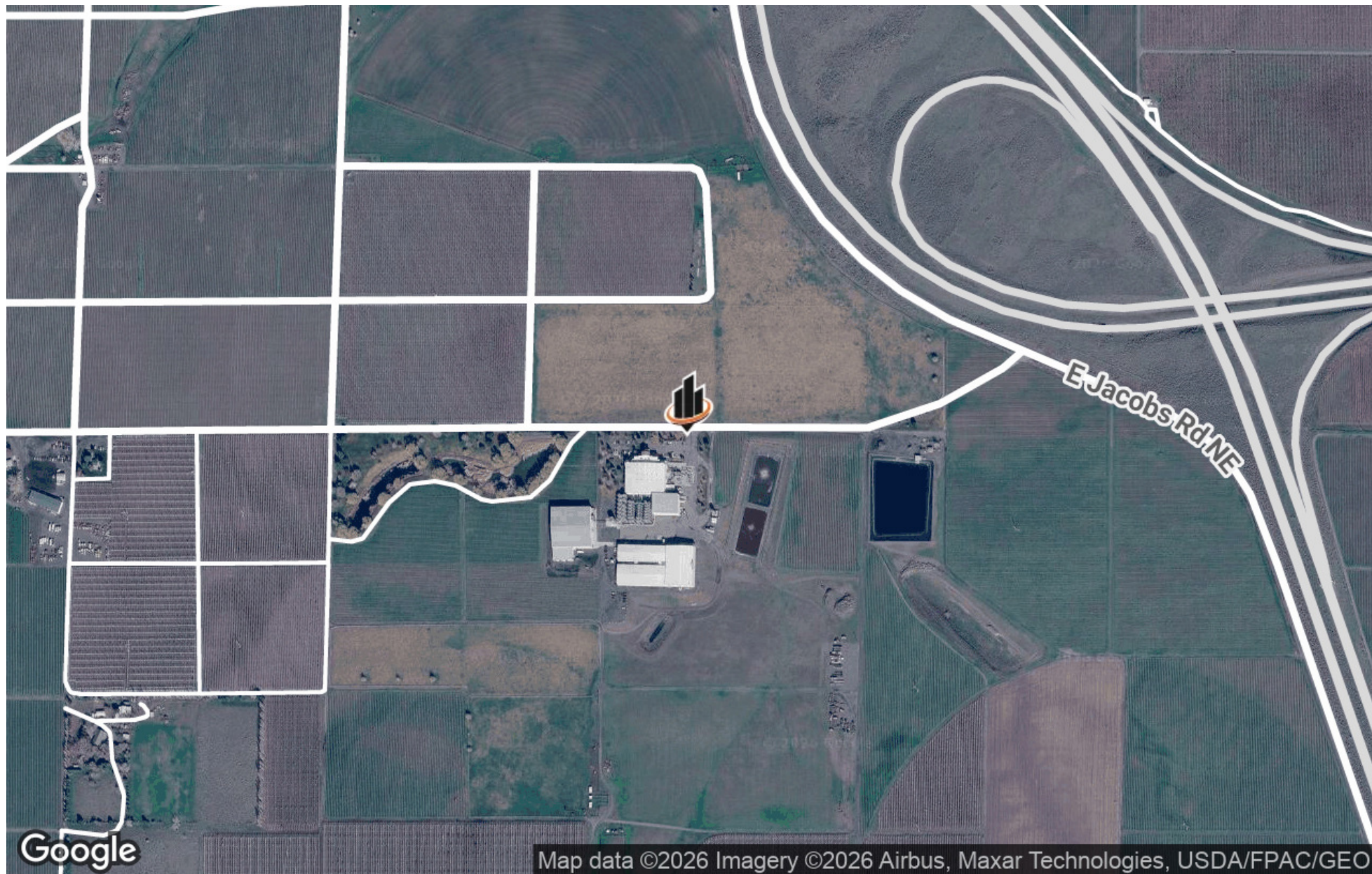


This property is strategically located adjacent to Interstate 82, providing convenient access via both the Dallas Road and Benton City interchanges. Surrounded by established agricultural operations, the site offers an ideal environment for industrial, processing, or logistics users requiring around-the-clock operations. Its rural setting minimizes potential conflicts with neighboring properties while providing excellent regional connectivity and accessibility.

# REGIONAL MAP



# AERIAL MAP





# Demographics

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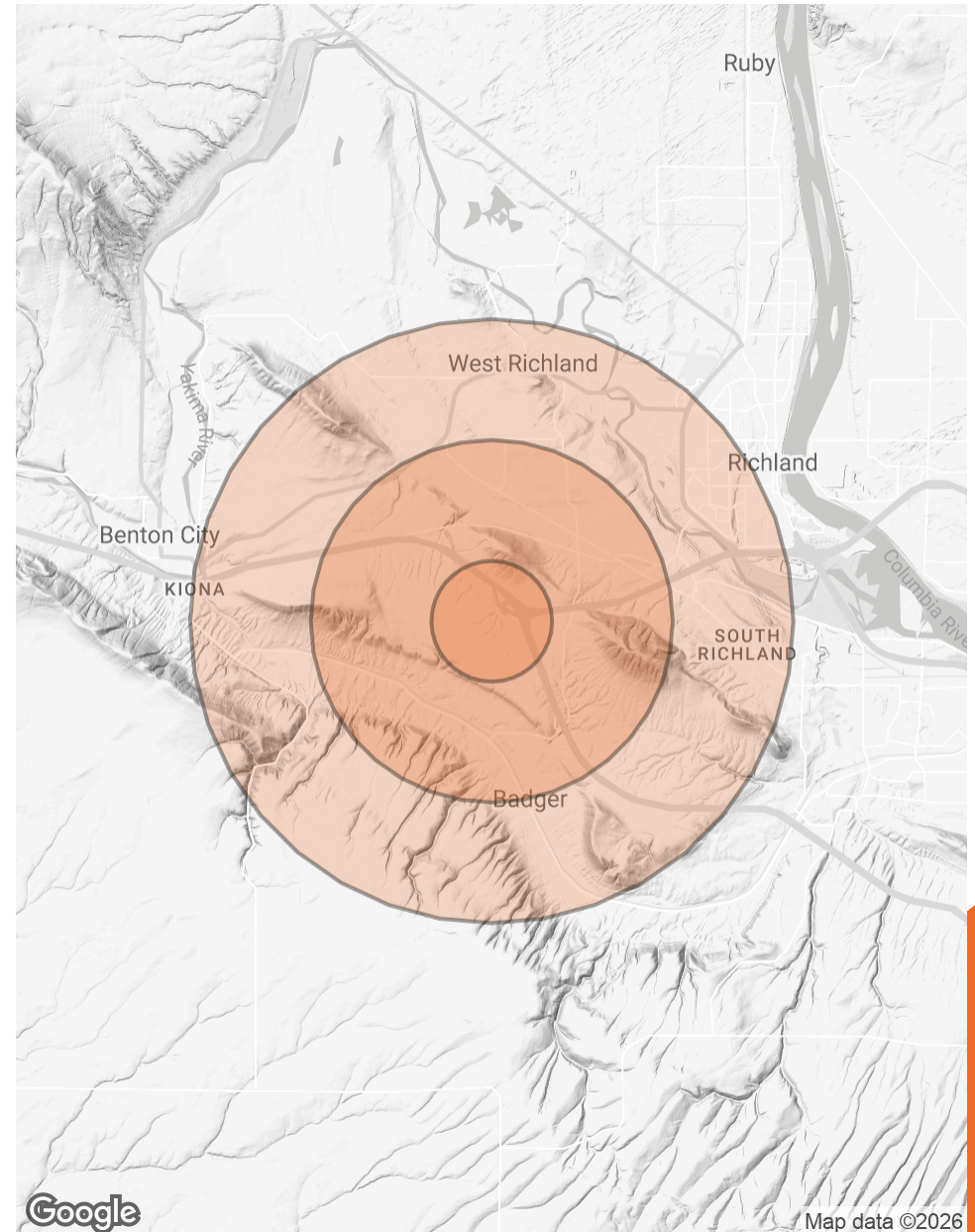
# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	164	14,894	49,888
AVERAGE AGE	34.9	37.6	37.0
AVERAGE AGE (MALE)	35.0	37.2	36.3
AVERAGE AGE (FEMALE)	34.7	37.0	38.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	50	4,939	17,540
# OF PERSONS PER HH	3.3	3.0	2.8
AVERAGE HH INCOME	\$138,836	\$162,250	\$144,674
AVERAGE HOUSE VALUE	\$549,367	\$500,816	\$455,838

2023 American Community Survey (ACS)





## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the lease of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



# Collective Strength, Accelerated Growth

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