



**FOR LEASE**

**1585 Dale Ave**

**1585 DALE AVE**

Benton City, WA 99320

**PRESENTED BY:**

**SCOTT SAUTELL**

O: 509.430.8986

scott.sautell@svn.com

WA #109003

## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$7,500.00 per month (NN)
<b>AVAILABLE SF:</b>	7,000 SF
<b>LOT SIZE:</b>	84,128 SF
<b>BUILDING SIZE:</b>	7,000 SF

## PROPERTY DESCRIPTION

6,000 sf high bay clear span warehouse with 1,000 sf office sitting on 1.96 Acres. 1/2 acre Lay down yard, property Zoned Light Industrial/Manufacturing. Has visibility from Interstate 182. 30 ft at peak 25 foot eve, 6000 sf Warehouse, 3 bays, 14ft, 16' & 25ft doors, 3 phase power, Large air-compressor system, newer HVAC in office. 3 bathrooms, one with shower, office is attached 2 story space w/Dual mini splits for climate control. Extra thick concrete & fully asphalt paved around facility. Located next to the Budweiser Distribution Center. Price is \$7,500 + \$1,000 NNN per month. Tenant is responsible for utilities and maintenance. Sublease through January 31, 2028

## PROPERTY HIGHLIGHTS

- 6,000 sf warehouse
- 1,000 sf office

### SCOTT SAUTELL

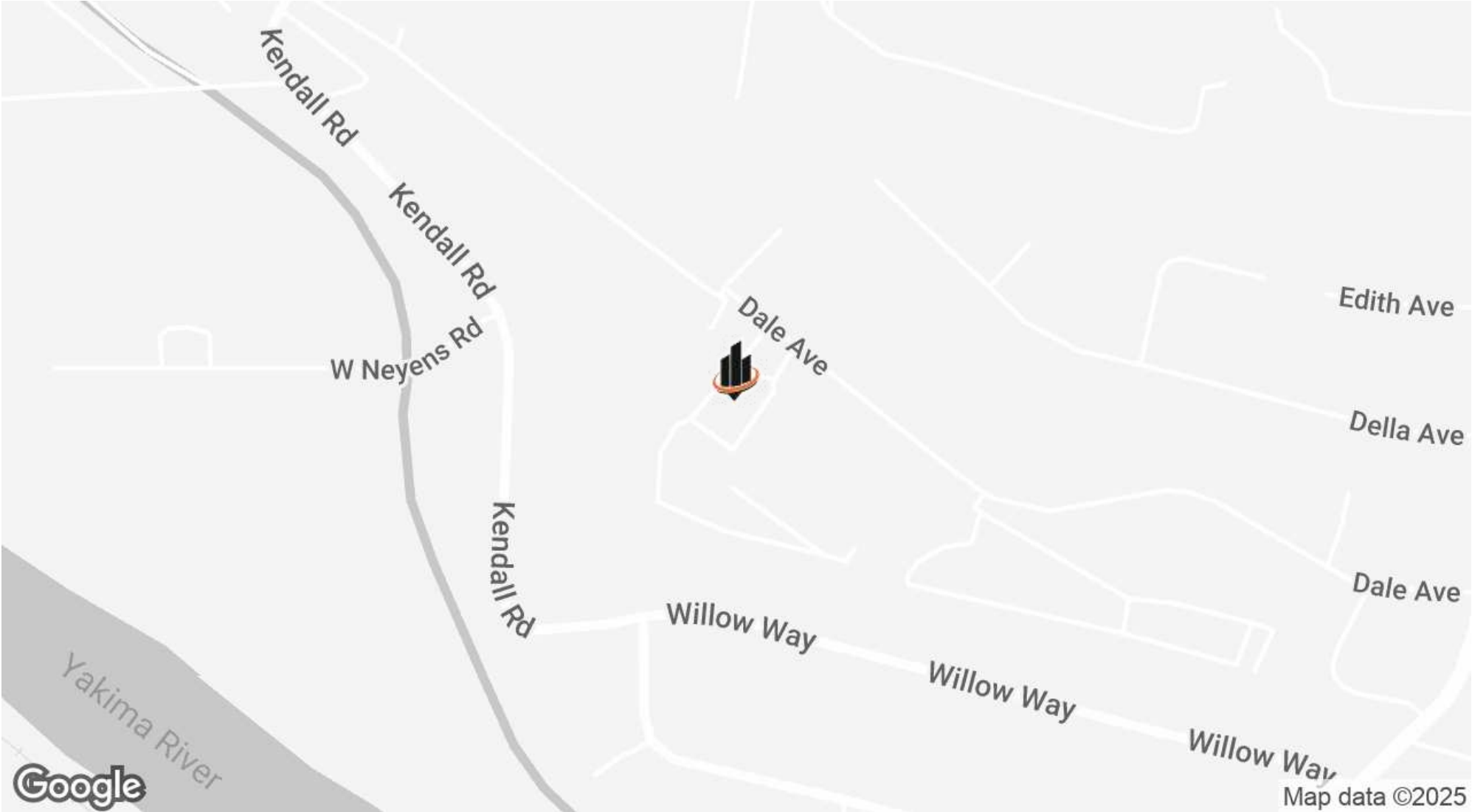
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**ADDITIONAL PHOTOS**



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**LOCATION MAP**



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