Guardian Business Center

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Investment Highlights

Highly Desirable Small-Bay Industrial Asset

Constructed in 2008, Guardian Business Center offers modern small-bay flex space in one of the most durable asset classes in today's market. Functional bay sizes and grade-level access cater to a wide range of local users, from contractors and service businesses to automotive and light industrial tenants.

Built for Yakima Valley Small Businesses

The business center is currently occupied by a mix of local operators, including auto services, construction-related tenants, trucking, and other specialty businesses. This tenant profile aligns with Yakima County's ongoing small-business ecosystem and reinforces the property's position in the local economy.

Potential Lease Improvement Upside

As leases roll, a new owner may have the opportunity to standardize lease terms and increase tenant reimbursement through modified gross or even NNN structures. A more consistent expense-recovery structure could strengthen NOI and create a cleaner, more predictable income stream.

Straightforward Operations and Leasing

Small-bay industrial offers a simple operating model with practical spaces, limited common-area complexity, and broad utility across tenant types. The layout, fencing, and grade-level floorplans support efficient operations and hands-on usability for everyday business operators.

Guardian Business Center is a 2008-vintage small-bay industrial asset outside Yakima in Union Gap, WA. It offers a hard-to-find combination of modern construction, grade-level functionality, and small bay sizes that appeal to the backbone of the Yakima Valley economy: local trades, service businesses, and other hands-on operators. In a market where large-format industrial properties often miss the needs of smaller businesses, the business center fills an important niche for local businesses.

Located in Union Gap, Guardian is within one of the Yakima Valley's most active commercial corridors, with proximity to major transportation infrastructure and a municipality that continues to support business licensing, planning, and economic development. City planning efforts emphasize transportation, downtown development, and long-range growth, while regional infrastructure investment such as the Beltway Connector should further strengthen freight movement and commercial accessibility over time.

Guardian Business Center is not dependent on one large user, instead it appeals to diversified tenants across multiple industries which creates resilient demand and stable cash flow. Near-term upside likely comes from lease standardization, improved expense recoveries, and sharper positioning of the asset as a small-business industrial center.

Property Overview

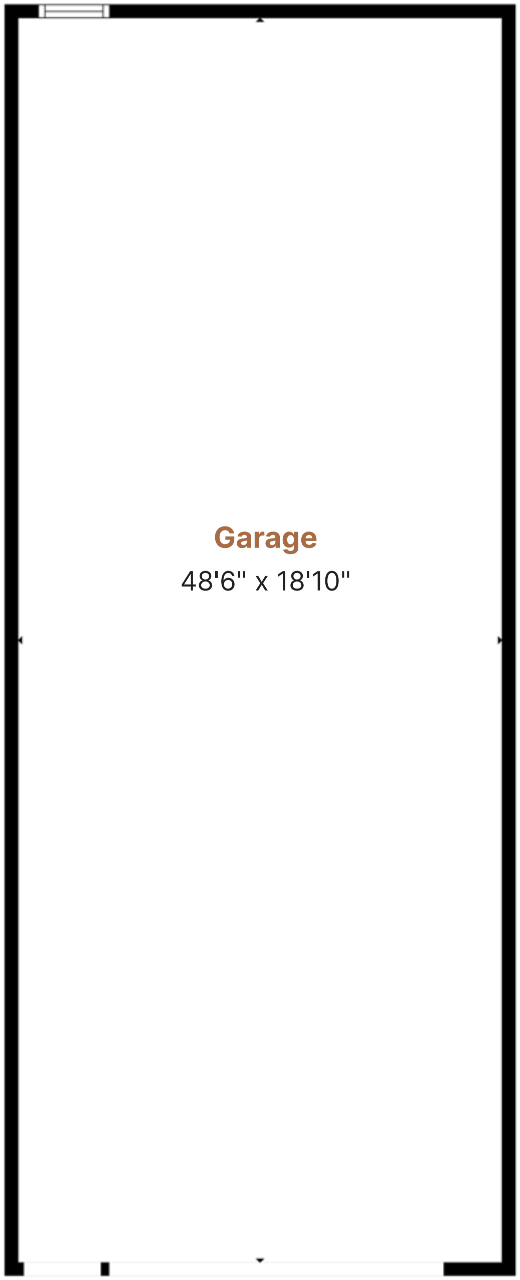
Property Summary

Property Name	Guardian Business Center
Address	112 W Washington Avenue
City, State, Zip	Union Gap, WA
Year Built	2008
Parcel ID	191331-32502
Zoning	CBD
Acreage	0.62
# of Units	30
SF Per Unit	950
Net Rentable SF	28,500

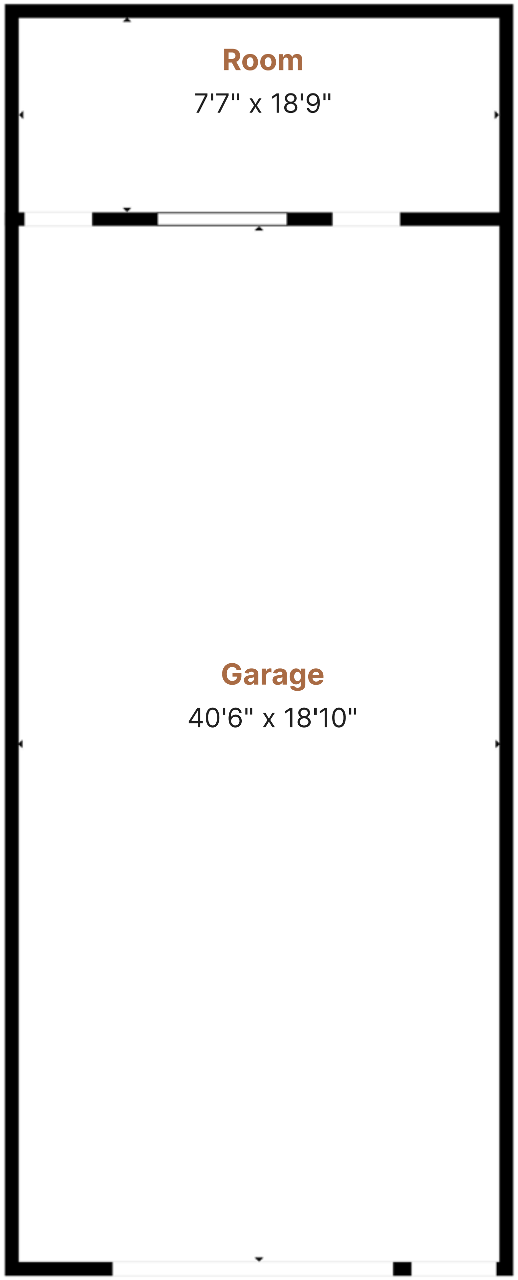
Unit Mix Summary

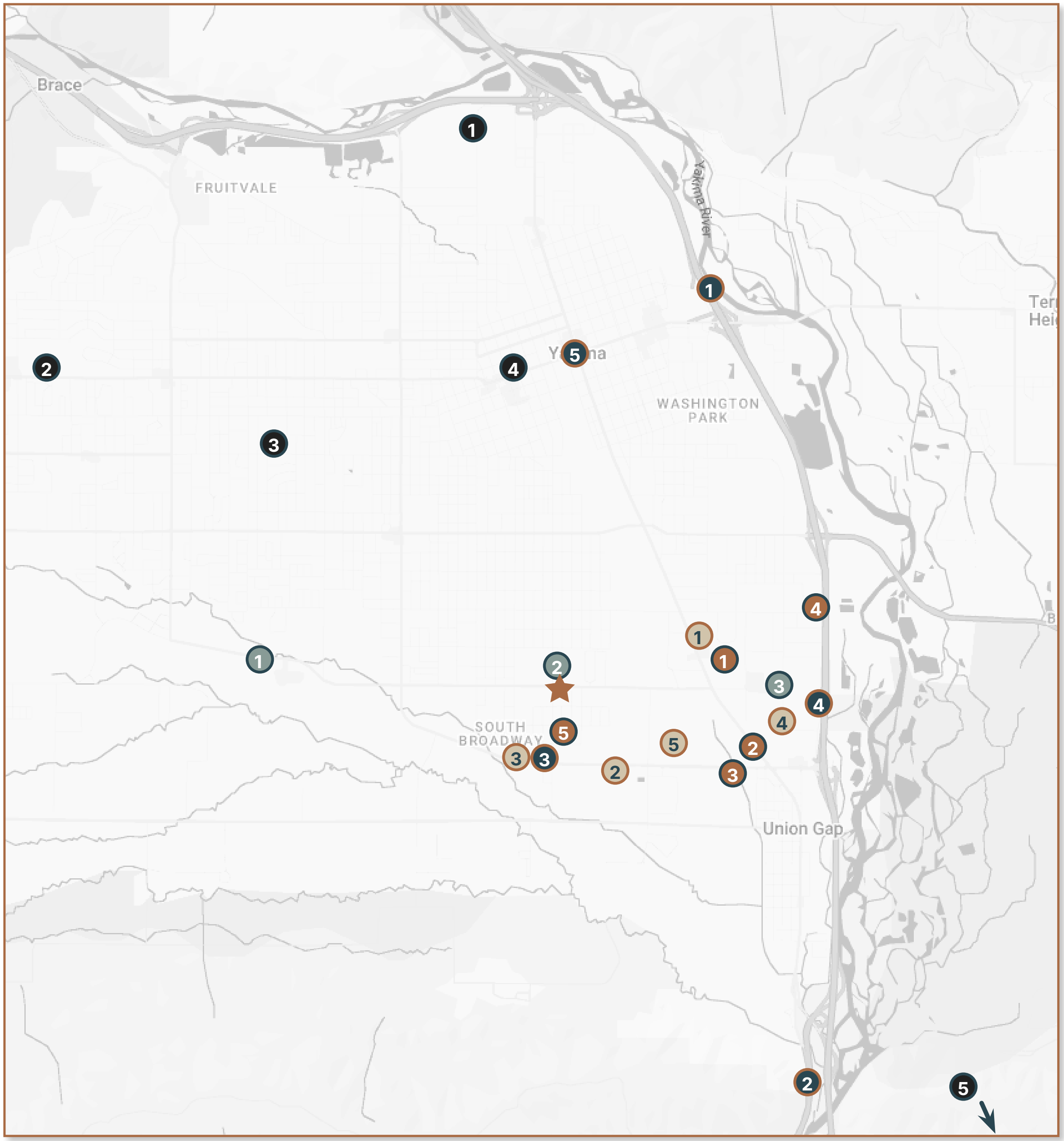
Unit Type	Count	Average SF
Single-Bay	15	1,000
Bay Type 2	15	900
Total / Average	**30**	**950**

Industrial Bay



Flex / Industrial Bay





Transportation Access
1. Interstate 82
2. US-97
3. Valley Mall Blvd Corridor
4. Rudkin Road Industrial Corridor
5. Downtown Yakima via Washington Ave

Suppliers & Materials
1. The Home Depot
2. NAPA Auto Parts
3. Airgas
4. United Rentals
5. Shuel's Lumber Company

Shipping & Logistics
1. FedEx
2. United States Postal Service
3. UPS Access Point

Nearby Businesses
1. Harbor Freight Tools
2. Costco Wholesale
3. Gensco
4. Valley Mall
5. Lowe's

Regional Economic Drivers
1. Washington Fruit & Produce
2. Yakima Valley Farm Workers Clinic
3. MultiCare Yakima Memorial Hospital
4. ACE Hardware Distribution Center
5. Washington Beef

Property Financials

Pricing Summary

Price	$3,200,000
Price / Bay	$106,667
Price / SF	$112.28
Current Cap Rate	6.19%
Proforma Cap Rate	7.96%

Rent Roll Summary

Unit Type	Count	Average SF	Current Rent	/SF/YR	Market Rent	/SF/YR
Bay Type 1	15	1,000	$787	$9.45	$950	$11.40
Bay Type 2	15	900	$816	$10.88	$900	$12.00
Total / Average	**30**	**950**	**$802**	**$10.13**	**$925**	**$11.68**

Unit Type	Count	Average SF	NNN Base Rent	Base /SF/YR	NNN Rent	NNN /SF/YR
Bay Type 1	15	1,000	$875	$10.50	$230	$2.76
Bay Type 2	15	900	$825	$11.00	$230	$3.07
Total / Average	**30**	**950**	**$850**	**$10.74**	**$230**	**$2.91**

Income & Expense Summary

Operating Income	T-3 Mar'26	Market (Gross Rent)	Market (NNN)	Notes
Market Rent	288,576	333,000	306,000	Gross rent set to max proven rents of $925. NNN Base rents set lower but more income captured through NNN rent
Vacancy Loss	(8,657)	(16,650)	(15,300)	In-place & T-3 vacancy was $0, but adjusted to in-place 3%, proforma 5%
Rental Concessions	0	0	0	
Non Revenue Units	(1,200)	0	0	In-place employee unit was re-leased in T-3, showing small non-revenue income on trailing but $0 expected Apr'26
Total Residential Income	**278,719**	**316,350**	**290,700**	
Fee Income	4,858	5,004	5,004	In-place income is late fees & application fees
Internet Income	0	12,000	12,000	Starlink internet installed & initial units opted-in, income begins Apr'26. Proforma estimates $50/bay at 20/30 units opted-in
Utility Reimbursement	3,536	11,034	0	In-place structured as flat fee when leases turn over. Proforma assumes $31/bay/mo of utility recapture only (not NNN)
NNN Rent	0	0	82,875	NNN rent includes nearly all in-place expenses captured at $3.25/SF/YR, in-line with market comps for small-bay units
Effective Gross Income	**287,112**	**344,387**	**390,579**	

Operating Expenses	T-3 Mar'26	Proforma	Proforma	
General / Administrative	8,848	2,850	2,850	
Contract Services	6,240	6,427	6,427	
Landscaping	5,770	5,943	5,943	
Repairs / Maintenance	8,794	9,058	9,058	
Management	17,369	20,663	18,462	6% in-place and proforma, shows lower on NNN income as management fee not charged on NNN reimbursements
Total Controllables	**47,022**	**44,942**	**42,741**	Trended in-place expenses +3% annually
Utilities - Electric	2,774	2,857	2,857	
Utilities - Water, Sewer, Trash	7,731	7,963	7,963	
Utilities - Starlink Internet	0	1,440	1,440	Just began incurring Starlink costs, covered by income generated and at 66% opt-in this is the expected proforma expense
Taxes	24,396	25,128	25,128	In-place is 2026 annual tax on all 30 parcels, proforma trended +3%
Insurance	7,200	7,416	7,416	
Total Fixed	**42,100**	**44,803**	**44,803**	All other fixed costs trended +3% annually
Total Operating Expenses	**89,122**	**89,745**	**87,544**	
Expenses / EGI %	31.04%	26.06%	22.41%	
Net Operating Income	**197,990**	**254,642**	**303,034**	

Market Overview

Yakima, WA

The Yakima Valley offers investors access to one of Central Washington's most established and diverse regional economies. With an estimated population of 258,000 in 2024, the current planning framework projects growth to nearly 300,000 by 2046. That long-term outlook is supported by a broad local employment base of over 5,000 distinct employers, 71,000 jobs, and more than $4 billion in retail sales.

Yakima's economy is anchored by more than just agriculture. Washington's Employment Security Department lists agriculture, government, healthcare, retail, and manufacturing as the county's largest employment sectors supporting year-round economic activity across a wide range of industries. Major employers include Washington Fruit & Produce, Yakima Valley Farm Workers Clinic, MultiCare Yakima Memorial Hospital, and Borton Fruit.

Yakima also benefits from the infrastructure and industry mix needed to support long-term business activity across multiple asset classes. The Yakima Valley's regional economic development efforts highlight immediate four-lane interstate access, BNSF rail service, and the Yakima Air Terminal as core competitive advantages for industries such as food processing, warehousing and distribution, industrial machinery, and aerospace. Combined with broad regional connectivity and a diverse employer base, these fundamentals continue to support Yakima's position as a durable Central Washington investment market.

5.9%

Industrial Vacancy Rate
(Q1 2026)

0.9%

Avg Rent Growth-Flex
(Q1 2026)

$16.30

/SF/YR Asking Rent
(Q1 2026)

7.86%

Industrial Cap Rate-Flex
(Q1 2026)

5.1K

Businesses in the Market
(Q1 2026)

32K

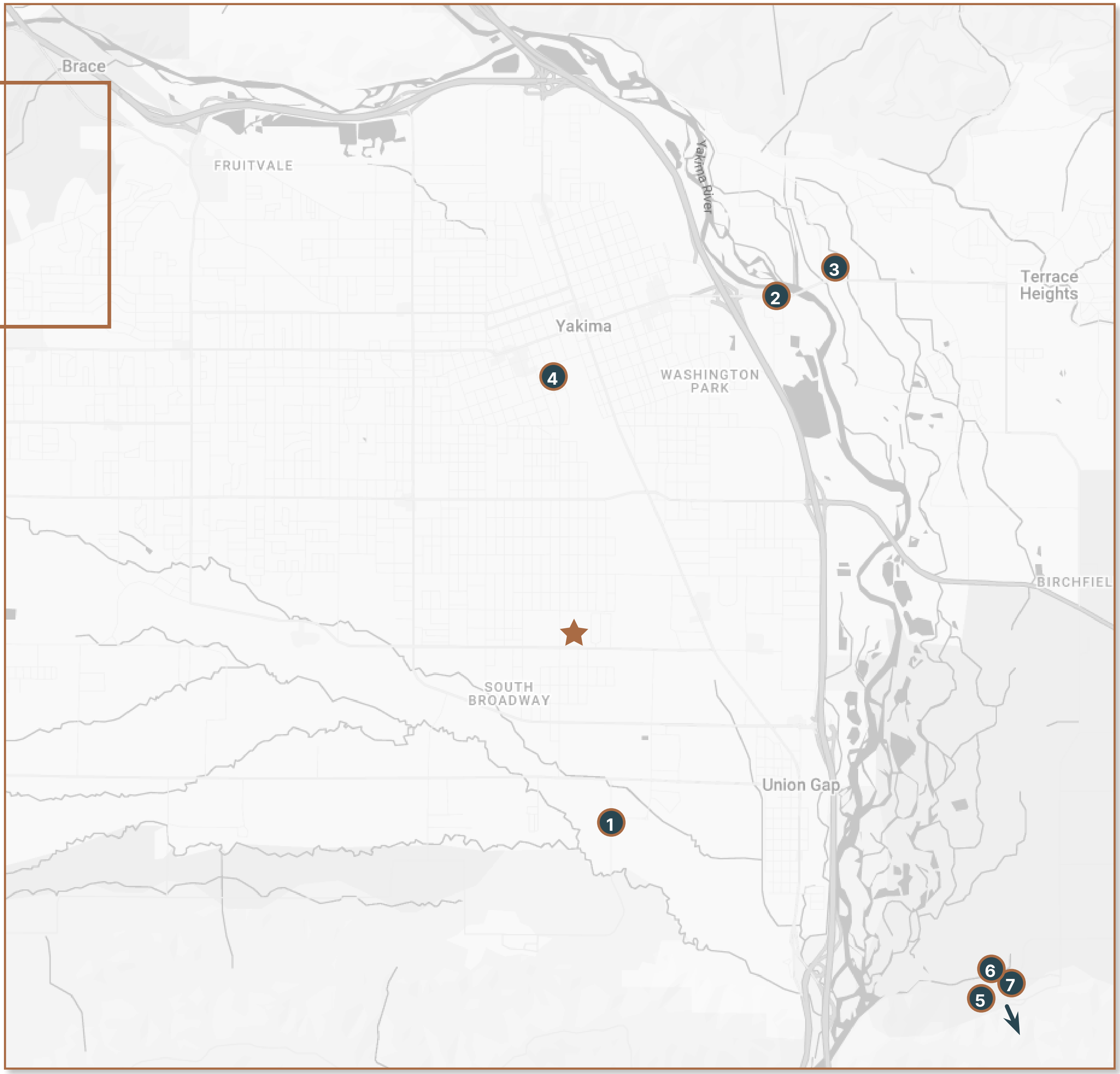
Employment in Trade/ Transportation/ Construction/Mfg
(Q1 2026)

48K

Vehicles Per Day Traffic
(Q1 2026)

Sources: US Census Bureau, CoStar

Rent Comps


Brace
FRUITVALE
Yakima River
Yakima
WASHINGTON PARK
Terrace Heights
BIRCHFIEL
SOUTH BROADWAY
Union Gap
1
2
3
4
5
6
7

	Property Name	Address	City	Use Type	Available SF	Rent (Monthly)	Rent /SF/YR	Lease Type	Est. NNN ($/SF/YR)	Total Rent ($/SF/YR)
1	Goodman Rd Industrial Complex	2812 Goodman Rd	Union Gap	Industrial	12,600	$15,750	$15.00	Gross Rent	-	$15.00
2	East Yakima Ave	1702 East Yakima Ave	Yakima	Flex / Industrial	4,132	$3,512	$10.20	NNN	$3.00	$13.20
3	Butterfield Rd	101 Butterfield Rd	Yakima	Industrial	3,500	$2,625	$9.00	Gross Rent	-	$9.00
4	Lexington Warehouse	512 S 2nd Ave	Yakima	Industrial	9,300	$6,975	$9.00	NNN	-	$9.00
5	Tapteal Flex Space Business Center	1333 Tapteal Dr #115	Richland	Flex / Industrial	1,400	$2,084	$17.86	Modified Gross	$2.40	$20.26
6	Fat Cat Garages	300 Wellhouse Loop	Richland	Flex / Industrial	1,176	$1,250	$12.76	Modified Gross	$1.25	$14.01
7	5003 W Clearwater	5003 W Clearwater Ave	Kennewick	Industrial	4,800	$4,800	$12.00	Modified Gross	-	$12.00
	Average				5,273	$5,285	$12.26		$2.22	$13.21
★	Guardian Business Center (Current)				950	$802	$10.13	Gross	-	$10.13
★	Guardian Business Center (Market, Gross Rent)				950	$925	$11.68	Gross	-	$11.68
★	Guardian Business Center (Market, NNN)				950	$850	$10.74	NNN	$3.25	$13.99

Goodman Rd Industrial Complex

Bay Access: 14'x14' grade-level door

- 22' clear height front
- 19' rear, fully gated & secured
- Office improvements available

Lexington Warehouse

Bay Access: 12' grade-level roll-up door

- Secure front access 8'x8' steel door.
- 600 amp 240v
- 3 phase electrical service
- 2 ADA restrooms
- New HVAC
- Gas heat in warehouse
- R38 insulated

East Yakima Ave

Bay Access: 12' roll-up door

- Floor drains
- Sprinklered building
- Previous brewery space

Tapteal Flex Space Business Center

Bay Access: One 14' overhead + storefront door

- Climate controlled
- Private office
- Restroom
- Single warehouse bay
- Lit cabinet signage to Reata/Leslie

5003 W Clearwater

Bay Access: 14' roll-up door

- Passthrough roll up door to fenced laydown yard.
- ~800 SF store front/office area,

Butterfield Rd

Bay Access: Interior dock doors

- 20' clear height
- 5 interior dock doors
- 4" warehouse floor

Fat Cat Garages

Bay Access: 20'W × 14'H commercial OH door w/ LiftMaster

- Climate controlled
- Gated w/ cameras
- On-site wash bay
- RV dump Downtown Yakima via Washington Ave

Contact

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