

3008 Main St., Suite 103

Union Gap, WA 98903



LEASE PRICE

\$0.70/SF NNN

±6,300 SF of Flexible Commercial Space with Roll-Up Access Along Union Gap's Main Street Corridor



RUSS ROBERTS, CCIM

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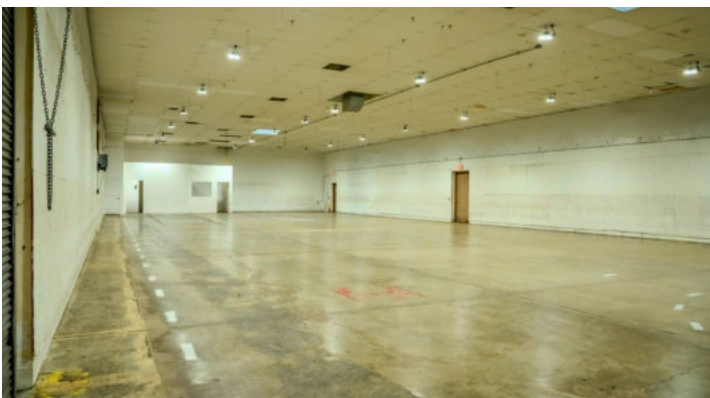
KW COMMERCIAL

Each Office Is Independently Owned and Operated.



PROPERTY FEATURES

Suite 103 at 3008 Main Street in Union Gap offers approximately 6,300 SF of open, adaptable commercial space suitable for a variety of users. Formerly utilized as an indoor soccer facility, the suite features an expansive open layout, approximately 14-foot ceilings, one roll-up door, multiple pedestrian entrances, and convenient accessibility. The flexible configuration provides an opportunity for fitness, recreation, retail, service, showroom, or other businesses requiring a large open floor plan and easy access along Main Street in Union Gap.



For More Information, Please Contact

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PROPERTY DETAILS

PROPERTY ADDRESS	3008 Main Street, Suite 103 Union Gap, WA 98903	AVAILABLE SPACE	±6,300 SF
LEASE RATE	\$0.70/SF NNN	CEILING HEIGHT	±14 Feet
SUITE	Suite 103	ROLL-UP DOOR	One Roll-Up Door
SPACE TYPE	Open / Flexible Commercial Space	PEDESTRIAN ACCESS	Three Entrances, Including One Oversized / Accessibility-Friendly Entrance
FORMER USE	Indoor Soccer Facility	LOCATION	Main Street Commercial Corridor
POTENTIAL USES	Fitness / Recreation / Retail / Service / Showroom	LEASE STRUCTURE	NNN



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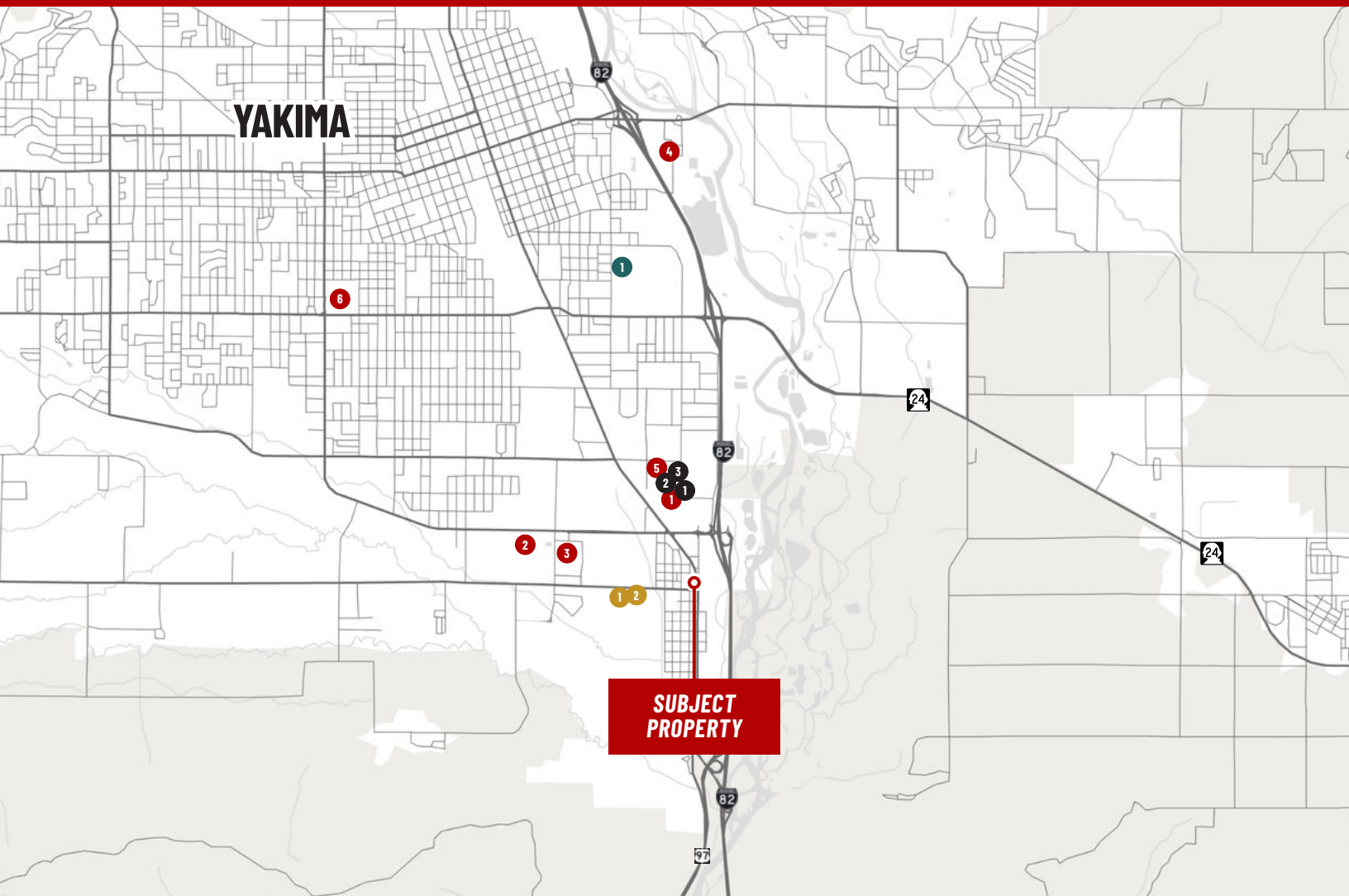
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LOCATION & DEMAND DRIVERS

Major Demand & Institutional Anchors

- 1 Valley Mall
- 2 Costco Wholesale
- 3 WinCo Foods
- 4 Walmart Supercenter
- 5 Bass Pro Shops
- 6 Yakima Valley College

Retail & Daily Services

- 1 Kohl's
- 2 Macy's
- 3 T.J. Maxx

Regional Demand Generator

- 1 State Fair Park / Yakima Valley SunDome

Employment & Business

- 1 Ahtanum Business Park
- 2 WorkSource Yakima

Access & Connectivity

- 24 Interstate 82
- 82 Interstate 82
- 97 Interstate 97

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