

COMMERCIAL PROPERTY FOR LEASE

521 S. COLUMBIA BUILDING

\$15,000 / MONTH + NNN



VERSATILE LIGHT MANUFACTURING & WAREHOUSE FACILITY

- **13,000 SQ FT**

Light manufacturing / warehouse facility

- **20+ FT CLEARANCE**

Open, free-span warehouse

- **OFFICE & SUPPORT**

Approx. 2,100 sq. ft. of support areas

- **INDUSTRIAL ACCESS**

Loading ramp, heavy power and elevator

LEASE RATE

\$15,000 / month + NNN

521 S. COLUMBIA

Wenatchee, Washington

Contact HIG@GOUSA1.com for further details.

SPACE & PROPERTY HIGHLIGHTS

FUNCTIONAL SPACE FOR OPERATIONS AND STAFF

A light manufacturing facility with free-span warehouse space, office areas, a street-level mezzanine and practical employee amenities. Recently upgraded LED lighting and controlled access add convenience for daily operations.

WAREHOUSE & INFRASTRUCTURE

- Over 20 feet of clearance in the open warehouse
- Heavy power supply and loading ramp
- Elevator and street-level mezzanine
- LED lighting throughout
- Card-lock access at all entrances

OFFICES & EMPLOYEE AREAS

- Six offices on the upper floor
- Two production-level offices and a conference room
- Conference room with a concrete table
- Shared upstairs restroom and coffee station
- Separate multi-stall men's and women's restrooms
- Spacious breakroom adjacent to warehouse floor

ADDITIONAL ADJOINING SPACE

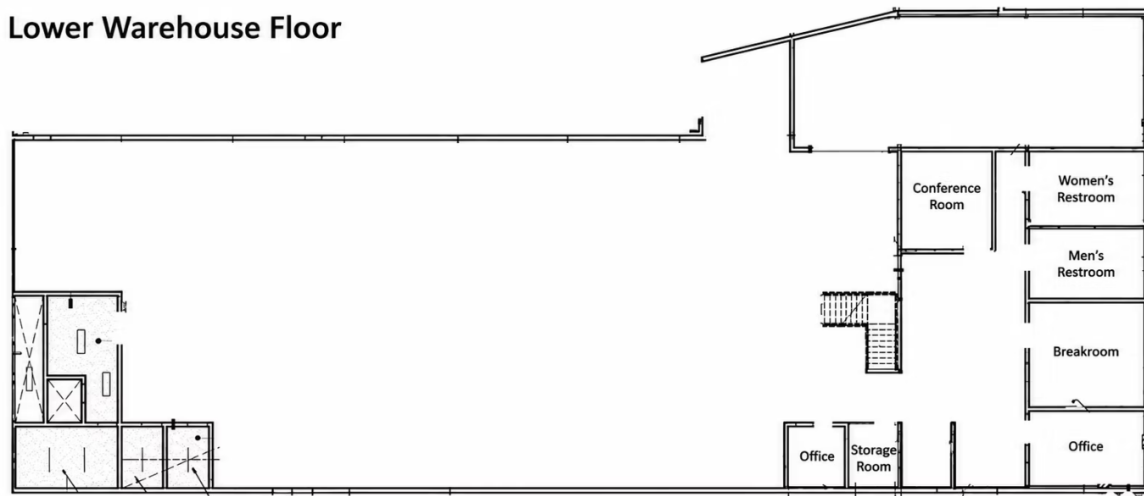
Approximately 3,200 sq. ft. of adjoining retail, showroom and office space at street level is noted in the property description. Confirm its availability and whether it is included in the quoted lease before marketing it as part of this offering.

BUILDING FLOOR PLANS

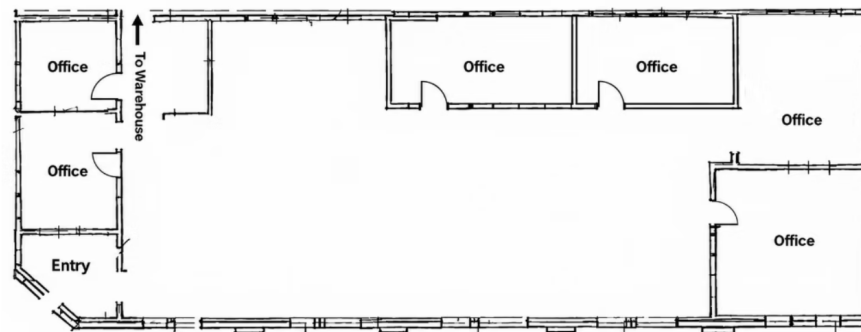
WAREHOUSE + UPPER OFFICES

LOWER WAREHOUSE FLOOR

Lower Warehouse Floor



UPPER OFFICE FLOOR



COMMERCIAL PROPERTY FOR LEASE

PROPERTY PHOTO GALLERY

WAREHOUSE + AMENITIES



WAREHOUSE - MAIN FLOOR



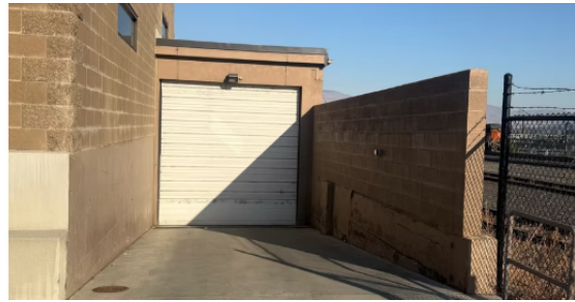
CONFERENCE ROOM



FLEXIBLE WORK AREA



EMPLOYEE SUPPORT AREA



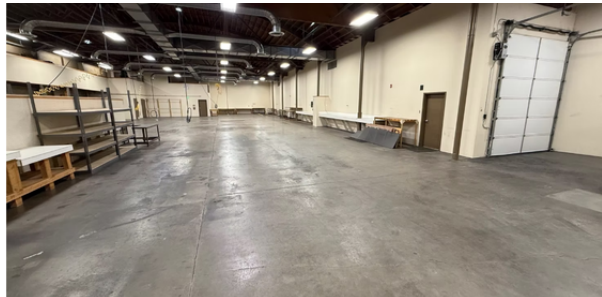
LOADING ACCESS



KITCHEN & BREAKROOM



RESTROOMS



WAREHOUSE & ROLL-UP DOOR



BUILDING EXTERIOR

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