

# SUBLEASE OPPORTUNITY OFFICE/WAREHOUSE/DISTRIBUTION CENTER CLARKSTON, WASHINGTON

**ADDRESS:** 1397 Port Drive, Clarkston, Washington

**DESCRIPTION:** This property contains an office/showroom/warehouse building with outside storage at the southeast corner of Port Drive and 14<sup>th</sup> Street in Clarkston, Washington. It is located across the Snake River from Lewiston, Idaho. 50,000 people live in the Lewis-Clark Valley.

**SIZE:** 6,000 square feet (60' X 100') with 1,800 square feet of office/showroom space and 4,200 square feet of warehouse space. The building sits on 3.2 acres of land with almost square dimensions.

**MONTHLY RENT:** \$4,000 per month. In addition, there is a Leasehold tax of \$516.60 per month.

**PARKING:** Virtually all of the 3.2 acres is improved with either asphalt paving (40%) or stabilized gravel (60%) which would be adequate for parking or outside storage. The entire property is surrounded by a chain link fence with barbed wire trim. There is one entrance gate.

**UTILITIES:** Payment of water, sewer, garbage, natural gas, telephone, internet, cable TV and drainage fees are the responsibility of the tenant.

**BEST USES:** This property would be useful as a distribution or maintenance center with offices, a showroom, a warehouse and significant outside storage.

**ZONING:** This property is in the Port of Clarkston area and has Industrial zoning.

**GENERAL DESCRIPTION:** This property is considered to be in the Port of Clarkston and was formerly a showroom and distribution center for Hughes Water and Sewer, Ltd. The building contains both overhead doors and individual entry doors into the office/showroom space and the warehouse space. The 1,800 square feet of office/showroom space has three individual offices, two bathrooms, a utility room and a large showroom and reception area. The 4,200 square foot warehouse space has another bathroom, a small secure storeroom and the balance is open warehouse space. The area around this property is the location of a hotel, an optometrist's office, storage units, office/warehouse operations, the inside maintenance and outside storage of equipment and material goods, a restaurant, a winery, a brewery and a Costco. Recently the area changed dramatically with the addition of a Wal-Mart superstore which has increased traffic and commercial interest in the area.



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