

CASCADE GATEWAY INDUSTRIAL PARK

FOR SALE OR LEASE

41711 STATE ROUTE 2 | GOLD BAR, WA 98251



PROPERTY HIGHLIGHTS

- 5 Buildings totaling 51,200 SF
- 5.3 Acres paved and fenced
- 14,600 SF leased by 4 tenants providing \$157,620 in NOI
- 36,600 SF available to an owner-user or tenant (3-sided storage structures. Upside when enclosed)
- \$3,250,000 sale price
- Call for lease rates
- Excellent access and visibility from Hwy 2 frontage
- Zoned GC (General Commercial) by City of Gold Bar. Most commercial and industrial uses allowed
- Heavy 480/277 volt power



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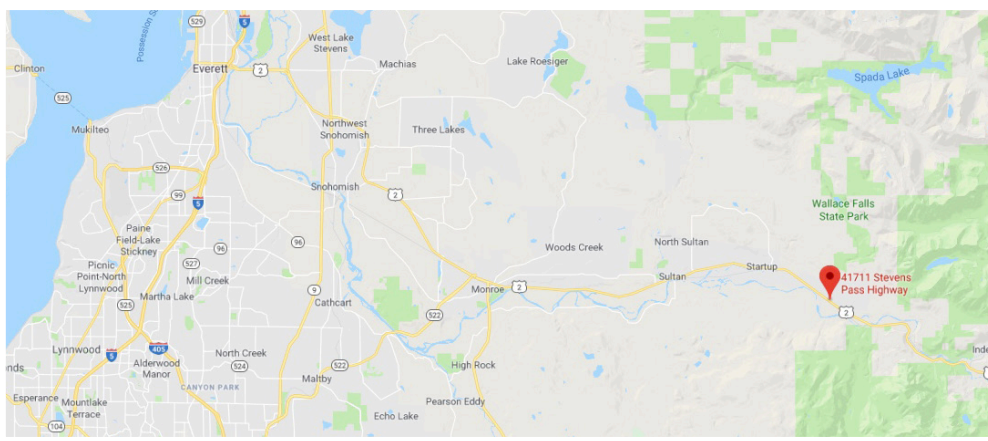
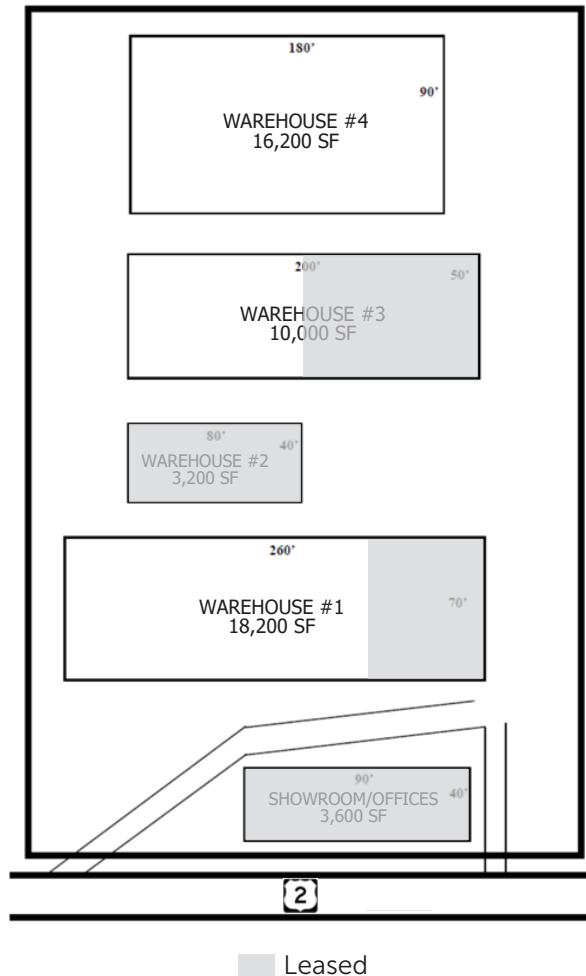
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NEIL WALTER
COMPANY



Monroe	16 miles
Woodinville	30 miles
Everett/I-5	32 miles
Stevens Pass	37 miles
Seattle	50 miles

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