

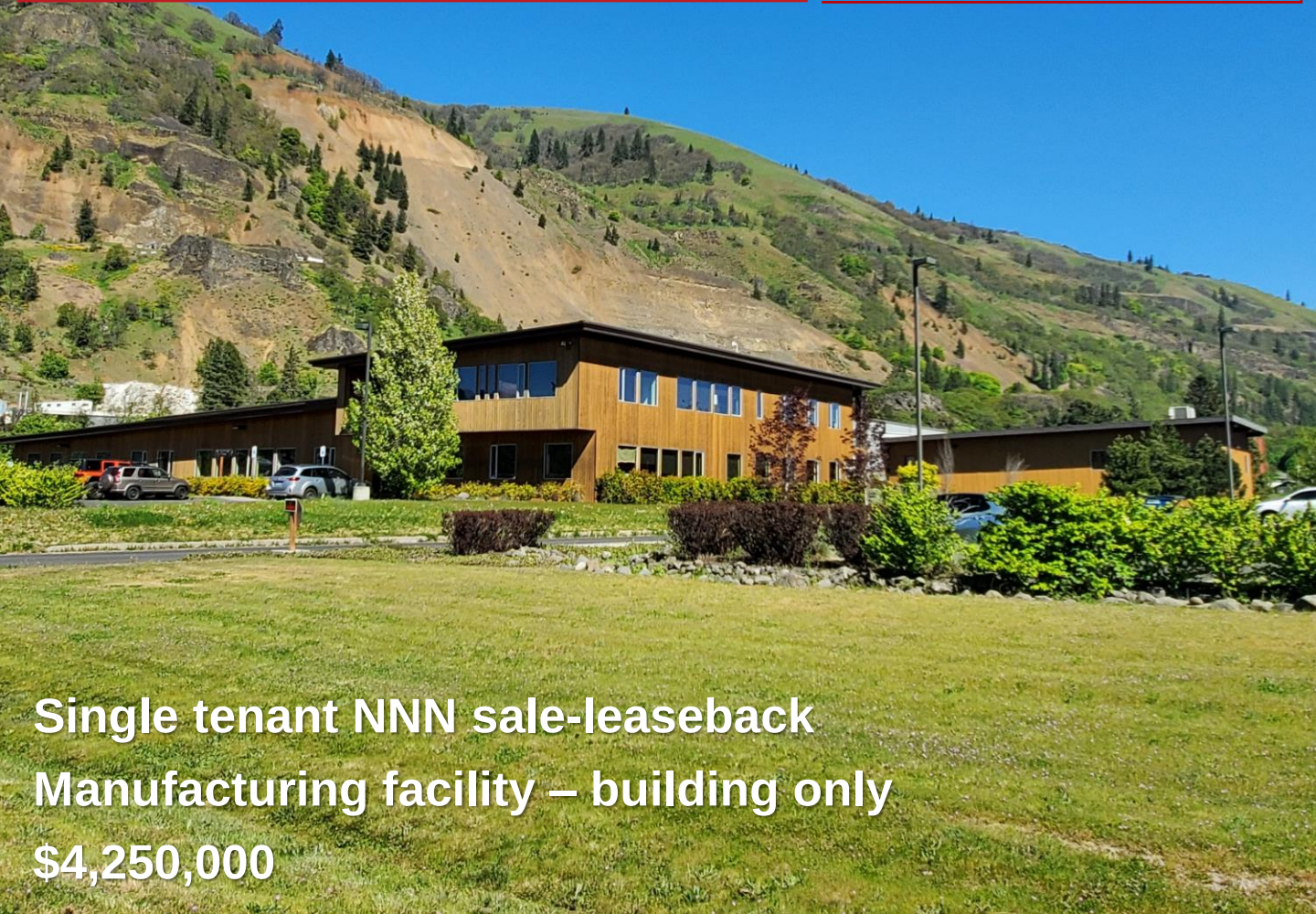
FOR SALE

INDUSTRIAL INVESTMENT OPPORTUNITY

310 S Larch Street | Bingen, WA 98605



900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



Single tenant NNN sale-leaseback
Manufacturing facility – building only
\$4,250,000



FOR MORE INFORMATION: Garret Harper, CCIM, SIOR | 360.597.0572 | gharper@fg-cre.com

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Fuller Group presents the opportunity to purchase the building at 310 S Larch Street, Bingen, Washington. The building is an exceptional investment opportunity built in 2013 and expanded in 2017 on land leased from the Port of Klickitat. The building was constructed for Zepher, a locally owned engineering and manufacturing company who will continue to occupy the building on a sale-leaseback to be executed at closing.

The building is an ideal manufacturing facility with 480 v 3-phase power, dock and grade loading, and headquarters quality office space with ample parking. Located in the Port of Klickitat's Bingen Point Business Park, situated in an idyllic setting in the Columbia River Gorge with other park tenants; including Insitu, Kerrits, and Custom Interface Inc.



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Offering Summary

Building

Building Size:	29,731 SF
Built/Addition:	2013/2017
Listing Price:	\$4,250,000
Manufacturing/ Warehouse:	20,217 SF
Office:	9,496 SF

Land

Lot Size:	2.52 acres land lease
Zoning:	Industrial Park
Land Lease Term:	50 years; 37 years remaining
Landlord:	Port of Klickitat

Leaseback

Lease:	Tenant will execute a minimum of a 5-year leaseback at closing
Lease Type:	NNN
Tenant:	Carbon Consultants LLC dba Zepher, Zepher Flight Laboratories
NOI:	\$339,996
Initial Cap Rate:	8.0%



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Building Amenities

- +/- 20,217 SF warehouse/manufacturing
- +/- 9,496 SF two story office space with multiple restrooms, offices, lab, break room, conference rooms and open work spaces
- Pre-engineered steel construction
- 3-Phase, 480-volt power
- Fully sprinklered
- One (1) dock-high door
- Three (3) grade doors
- Engineered for gantry crane
- Production addition complete in 2017
- Forced air, gas HVAC
- 16' +/- clear
- Building price below replacement cost



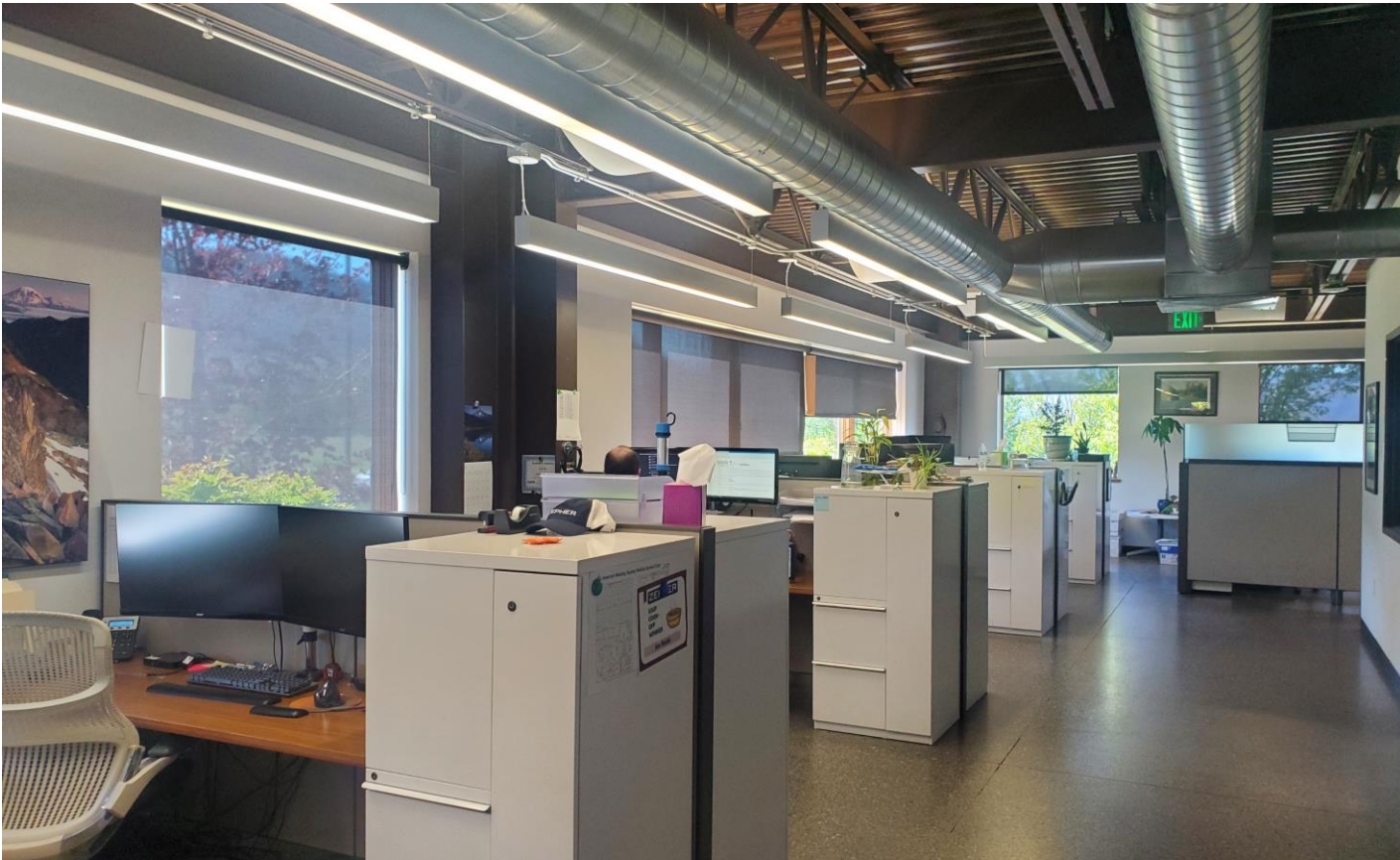
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Site Amenities

- 2.52 acres
- 50-year ground lease with the Port of Klickitat, 37 years remaining plus three 10-year renewals
- 44 parking spaces
- [Zoned Industrial Park](#)
- Paved site
- 72' truck/trailer can enter, access door and drive through the lot to exit
- City water
- Municipal sewer
- Fenced yard area
- Bio-swales for stormwater
- Outdoor break area and patio



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ZEPHER

ZEPHER FLIGHT

L A B S

“Zepher’s mission is to solve complex engineering and manufacturing challenges. Serving innovators in numerous industries including aerospace, defense, and autonomous systems, we provide product realization and custom manufacturing solutions. If there’s a problem to solve, a challenge to overcome, an idea to bring to life – we’re ready to help.”

zepherinc.com

zepherflight.com

CAPABILITIES



COMPOSITES
MANUFACTURING



PROTOTYPING
SERVICES



CNC
MACHINING



TOOLING & MOLD
FABRICATION



ENGINEERING
& ANALYSIS



TEST
& ASSEMBLY



ELECTROMECHANICAL
ASSEMBLY



SYSTEM
INTEGRATION



TEST &
EVALUATION

QUALITY MANAGEMENT SYSTEM AS9100D/ISO 9001 CERTIFIED • DPD APPROVED • ITAR REGISTERED • DCAA COMPLIANT • HUBZONE CERTIFIED

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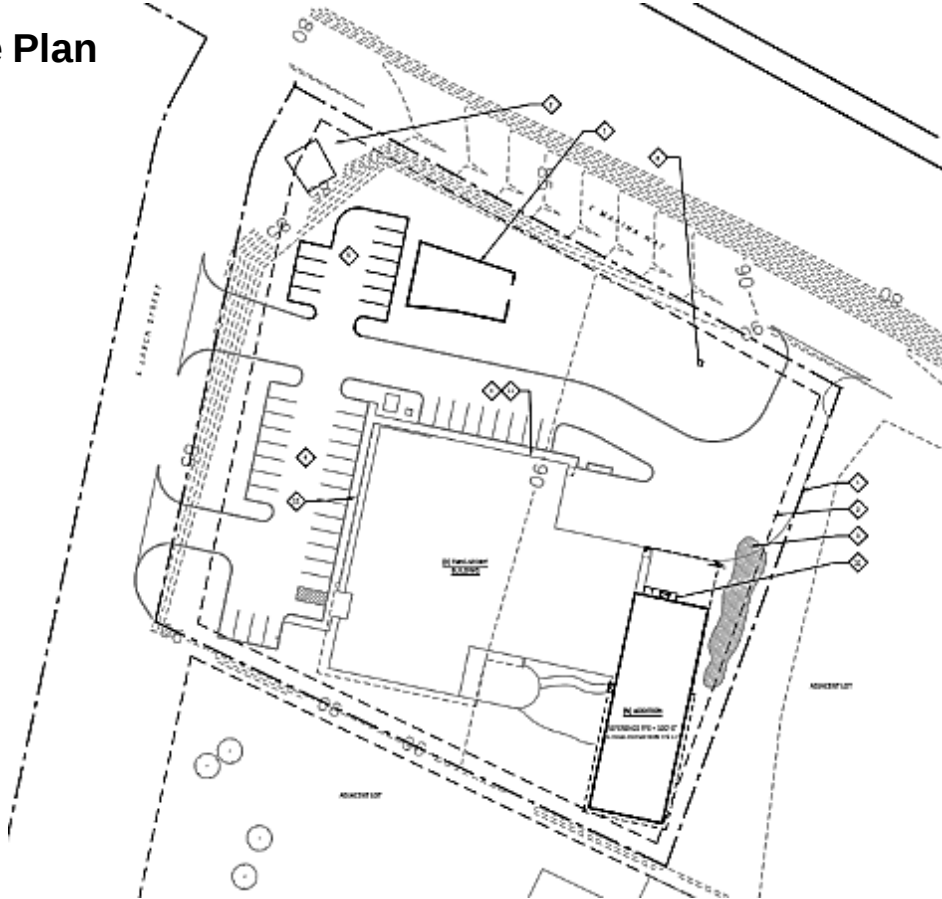
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Zepher Site Plan



Zepher Facilities Square Footage

Ground Floor Total: 20,509 SF + 5,810 SF
(new addition 2017) = 26,319 SF

2nd Floor Total: 3,394 SF

Building Total SF: **29,713 SF**

Original Warehouse: 14,407 SF

New Addition: 5,810 SF

Total Warehouse: **20,217 SF**

Lab: 1,496 SF

Ground Floor North Offices: 1,691 SF

Lobby: 421 SF

Ground Floor South Offices: 2,494 SF

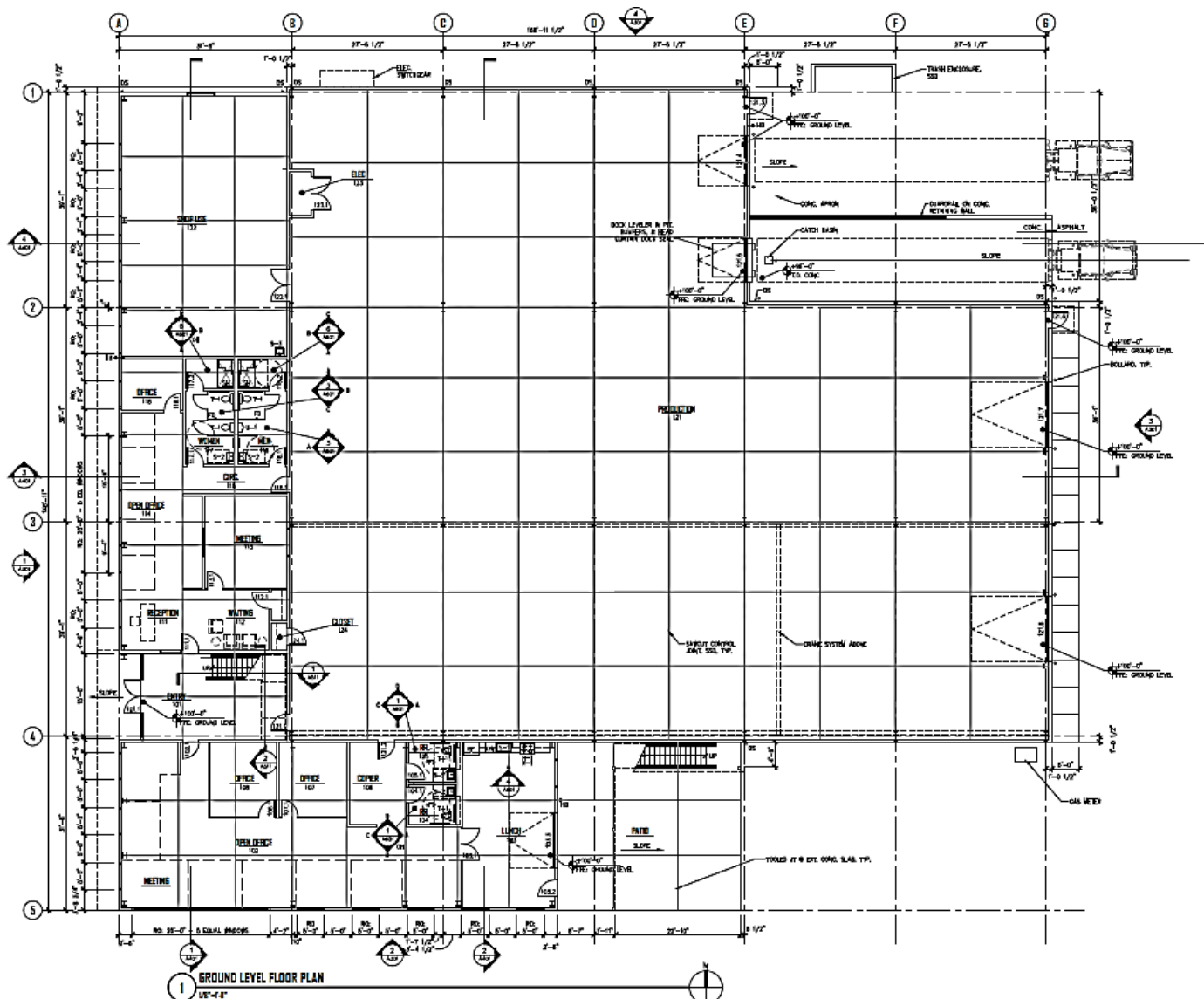
Second Floor Offices: 3,394 SF

Total Office Space: 7,579 SF

Total Office Space, Lab, Lobby: **9,496 SF**



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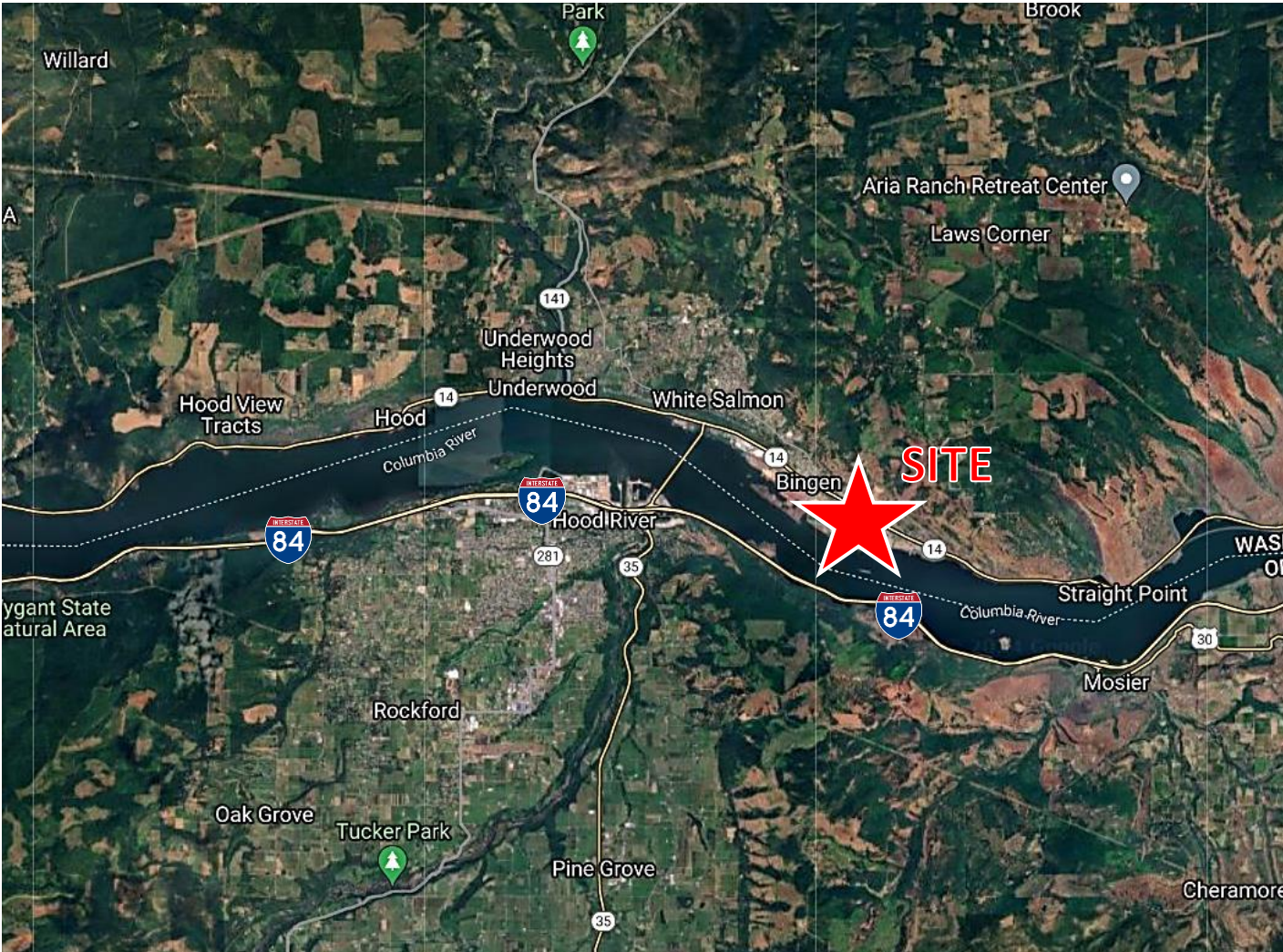
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2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	849	6,803	19,991
2028 Projected Population	883	7,117	20,807
Est. Average Household Income	\$59,848	\$85,753	\$96,322
Est. Total Businesses	100	933	1,957
Est. Total Employees	1,227	7,261	14,862



This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.