



43909 SE Tanner Rd

North Bend, Washington 98045

Property Highlights

- 5.12 total acres - Can be divided as small as 1 acre
- Graded & fenced yard storage
- 2,400 SF shop / warehouse on 3.12 acre parcel
- Highway I-90 & Highway 18 access
- Off Exit 32 (436th Avenue SE), 2 miles west of Truck Town
- Sewer and water on property
- Zoned EP1 - City of North Bend
- Lease rate:
 - \$8,500 per month, NNN for 3.12 acres
 - \$3,200 per month, NNN for 1 acre
- Also available for sale

OFFERING SUMMARY

Lease Rate:	\$3,200.00 - 8,500.00 per month (NNN)
Available SF:	1 - 5.12 Acres

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	462	4,459	10,409
Total Population	1,151	11,269	28,255
Average HH Income	\$98,685	\$99,520	\$112,181

Steve Balkman, CCIM
Principal | 425.586.5606
sbalkman@nai-psp.com

John Rochford
Vice President | 425.586.5612
jrochford@nai-psp.com





FOR LEASE



LAND AVAILABLE



1 - 5.12 ACRES



Steve Balkman, CCIM
Principal | 425.586.5606
sbalkman@nai-psp.com

John Rochford
Vice President | 425.586.5612
jrochford@nai-psp.com



<https://www.nai-psp.com>

THE INFORMATION SUPPLIED HEREIN IS FROM SOURCES WE DEEM RELIABLE. IT IS PROVIDED WITHOUT ANY REPRESENTATION, WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED, AS TO ITS ACCURACY. PROSPECTIVE BUYER OR TENANT SHOULD CONDUCT AN INDEPENDENT INVESTIGATION AND VERIFICATION OF ALL MATTERS DEEMED TO BE MATERIAL, INCLUDING, BUT NOT LIMITED TO, STATEMENTS OF INCOME AND EXPENSES. CONSULT YOUR ATTORNEY, ACCOUNTANT OR OTHER PROFESSIONAL ADVISOR.