

INVESTMENT SALE OPPORTUNITY

82,652 SF Class A Manufacturing Facility

CONFIDENTIALITY AGREEMENT



56 MW
Power
(28 MW Continuous)



\$400M
Tenant equipment
investment



90%
Tenant market share



10+
Years of term remain



Innovative
Startup with positive
cash flow



NNN
Lease with no LL
responsibilities



Stable
Industrial market



Rail
Adjacent

1610-1614 N Miller St, Wenatchee, WA 98801

Michael Roy
+1 206 940 7199
michael.roy@kbcadvisors.com

Hans Vieser
+1 425 765 7926
hans.vieser@kbcadvisors.com

Ben Faubion
+1 509 952 6868
ben.faubion@live.com



SBP

1610-1614 N Miller Street is an opportunity to acquire a single-tenant net lease investment in Diamond Foundry, a lab-grown diamond company. Diamond Foundry has just over 11 years remaining on a positive cash flow NNN lease with one 15-year option to renew.

The property consists of two buildings totaling 82,652 SF on 5.15 acres with substantial power infrastructure which supports tenant operations. The offering presents a unique opportunity to invest in a state-of-the-art facility occupied by an industry leader in the lab-grown diamond and semiconductor technology sectors.

To demonstrate their long-term commitment to the property, Diamond Foundry has invested \$400 million in equipment and tenant improvements. Diamond Foundry's strong market position with 90% market share of the global large diamond market makes this an attractive investment in a growing market.

The property is located in Wenatchee Washington, a community that is experiencing economic diversification with strengths in hydroelectric power, healthcare and technology industries. The clean, renewable hydro-power energy in the region is attractive to data centers and tech companies.

PROPERTY OVERVIEW

	Building A	Building B	Total
Total SF	50,576	30,076	82,652
Acres	3.46	1.69	5.15
Zoning	Waterfront Mixed Use	Waterfront Mixed Use	Waterfront Mixed Use
Year Built	2018	2018	2018
Ceiling Height	24'	24'	24'
Dock High Doors	2	1	3 total
Electrical Service	28 MW	28 MW	28 MW
Parking	± 75 stalls		± 75 stalls



Michael Roy
+1 206 940 7199
michael.roy@kbcadvisors.com

Hans Vieser
+1 425 765 7926
hans.vieser@kbcadvisors.com

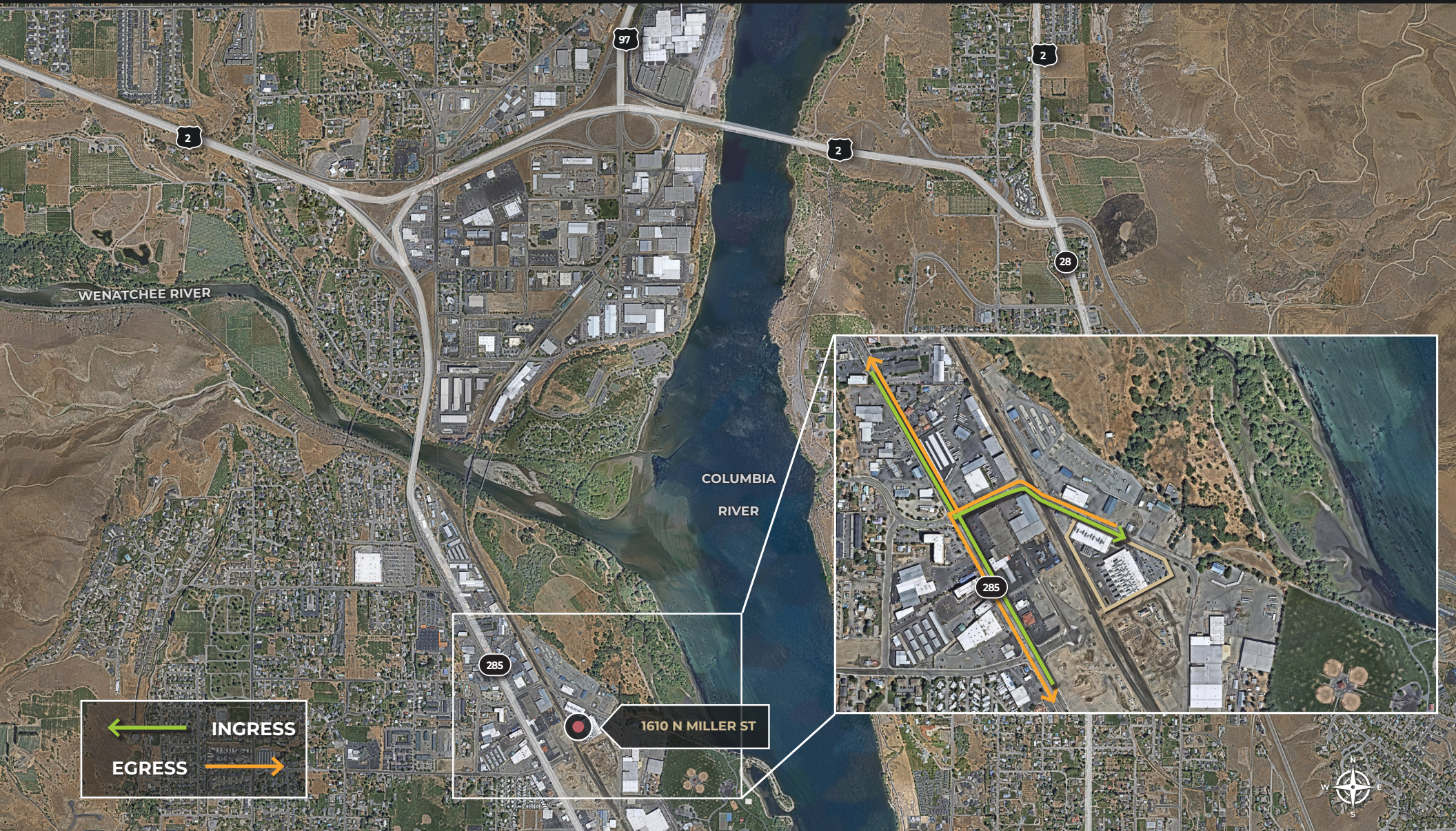
Ben Faubion
+1 509 952 6868
ben.faubion@live.com



Michael Roy
+1 206 940 7199
michael.roy@kbcadvisors.com

Hans Vieser
+1 425 765 7926
hans.vieser@kbcadvisors.com

Ben Faubion
+1 509 952 6868
ben.faubion@live.com



Michael Roy
+1 206 940 7199
michael.roy@kbcadvisors.com

Hans Vieser
+1 425 765 7926
hans.vieser@kbcadvisors.com

Ben Faubion
+1 509 952 6868
ben.faubion@live.com

128 MILES
to Tri Cities

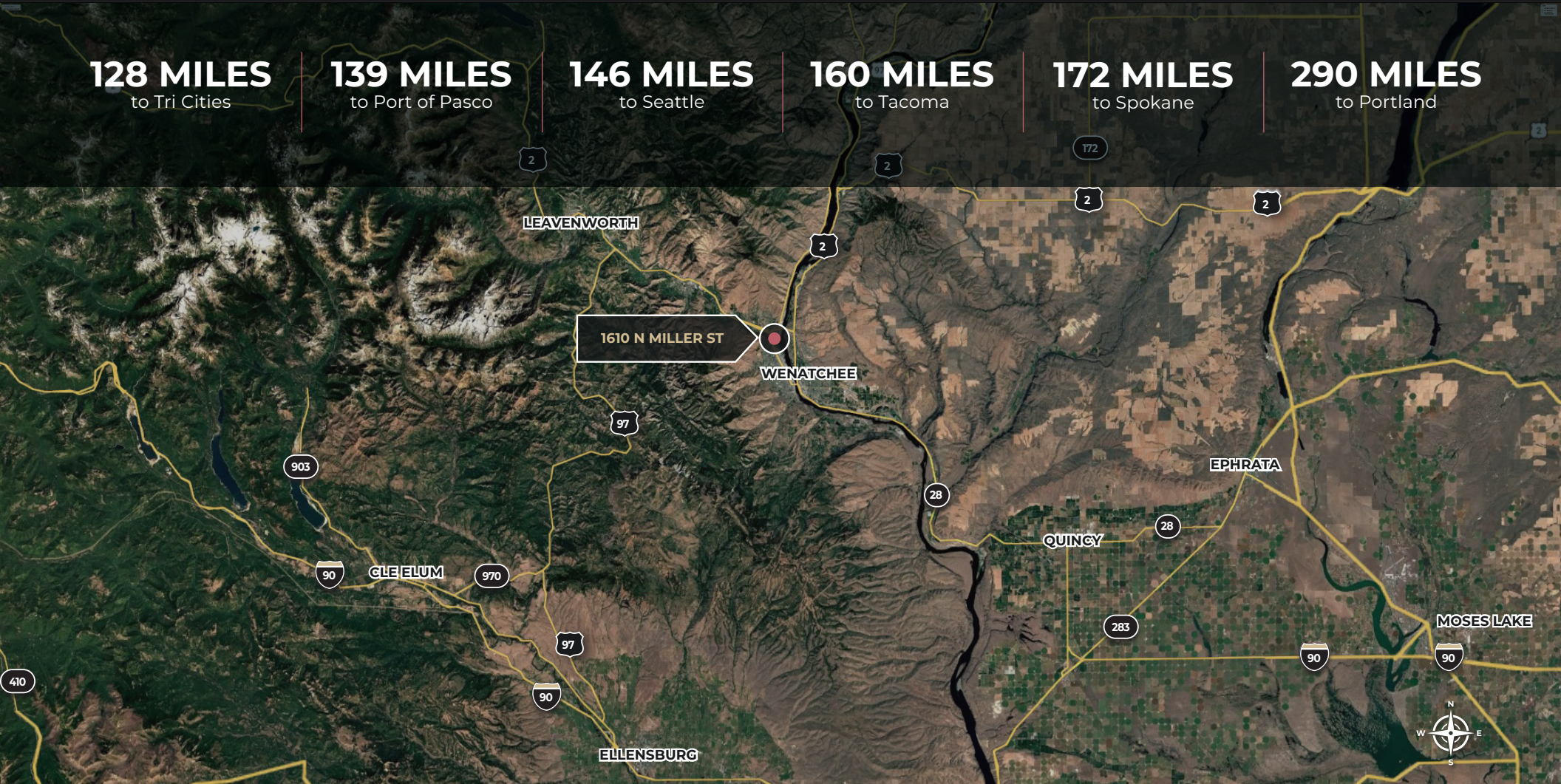
139 MILES
to Port of Pasco

146 MILES
to Seattle

160 MILES
to Tacoma

172 MILES
to Spokane

290 MILES
to Portland



Michael Roy
+1 206 940 7199
michael.roy@kbcadvisors.com

Hans Vieser
+1 425 765 7926
hans.vieser@kbcadvisors.com

Ben Faubion
+1 509 952 6868
ben.faubion@live.com



© 2026 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness, and KBC Advisors disclaims any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.

