

FOR LEASE | Warehouse/Flex Space



Offered at:
Available:

\$10.20/SF, NNN
3,911SF

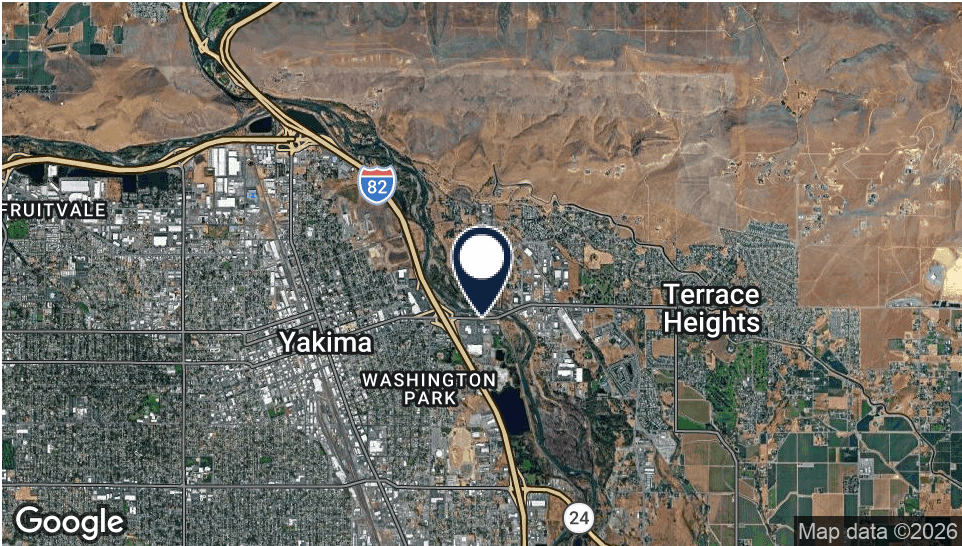
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Chris Sentz
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Executive Summary



Lease Rate	\$10.20/SF, NNN
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OFFERING SUMMARY

Building Size:	14,758SF
Available SF:	3,911SF
Triple Net (NNN)	Estimated \$3/SF
Lot Size:	1.79 acres
Year Built:	2005
Renovated:	2024
Zoning:	Commercial

PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease the warehouse space located off East Yakima Avenue, directly off I-82, Exit 33. This is a well-established high traffic area, with a mix of big box users such as Walmart Super Center, Target, ROSS and Planet Fitness. Others include Harvest Chevrolet / Honda along with a mix of restaurants and hotels with immediate access to the on and off ramps traveling both directions on I82.

PROPERTY HIGHLIGHTS

- 3,911 SF Flex Warehouse / Retail Space
- Immediate I-82 access with on/off ramps in both directions
- Fully sprinklered building, with security system and bathroom
- 34,591 VPD
- Hard Corner Location
- Floor Drains
- 12' Roll up door

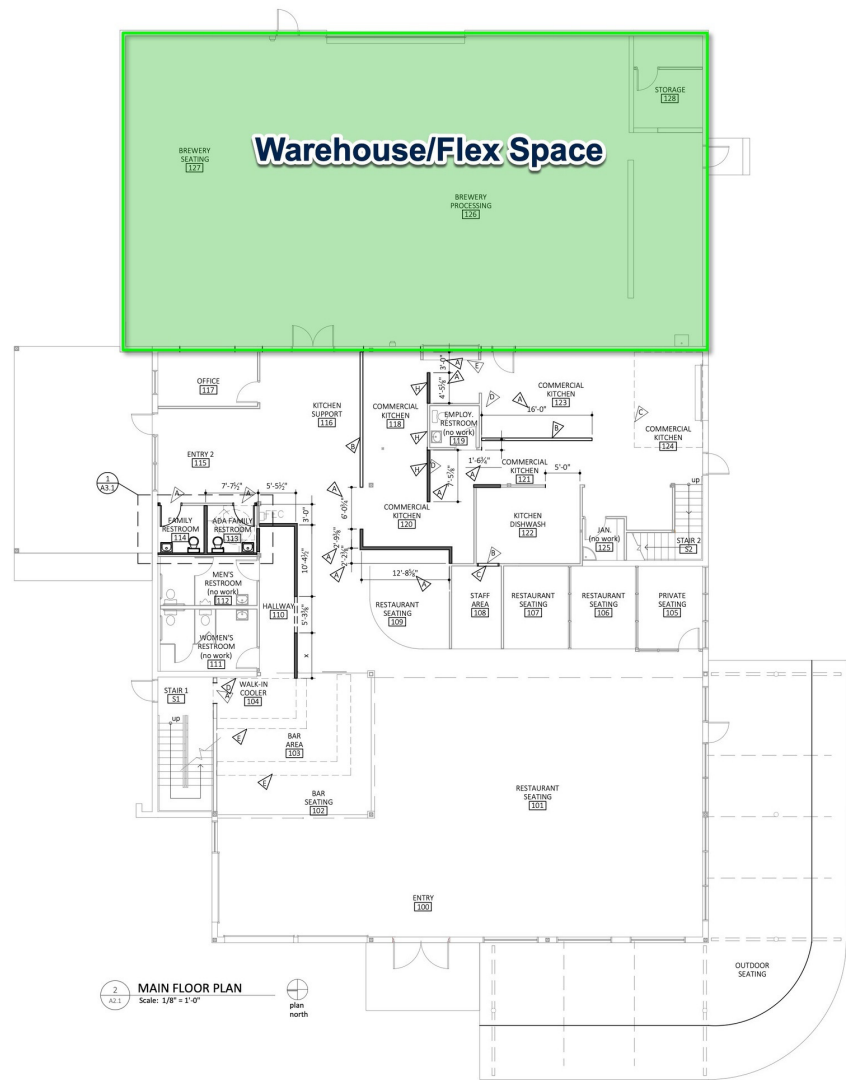
Retailer Map



Warehouse/Flex Space Photos



Floor Plan



Meet The Team



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