

FOR SALE

71 W ARLINGTON ST | YAKIMA, WA

30,640 SF RENTABLE AREA | 3.17 AC SITE AREA



NEWMARK

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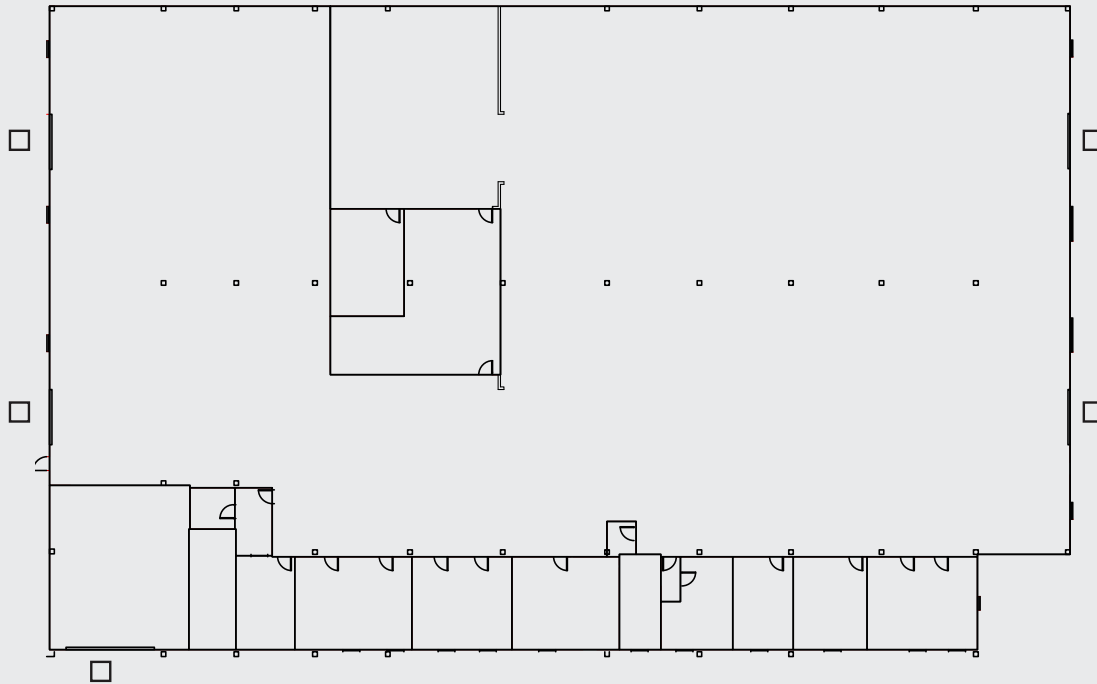
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□ Grade Level

BUILDING DETAILS

Site Area	3.17 Acres
Total Building Area	30,640 SF
Loading	5 Grade Level Doors
Zoning	M1
Price	\$3,400,000

PROPERTY HIGHLIGHTS

- Excess Yard Area: 3.17-acre site relative to building size provides substantial paved yard for outdoor storage, trailer staging, and equipment operations
- Fleet Service-Oriented Building: Functional industrial layout with grade-level access, wide bays, and yard depth well-suited for fleet maintenance, service, and vehicle staging
- Rail-Adjacent Location: Proximate to active rail corridor, offering potential rail access opportunity for freight-intensive users Fleet service oriented
- Central Yakima Valley Location: Strong regional connectivity with access to I-82 and key distribution routes serving agricultural and industrial markets throughout Central Washington

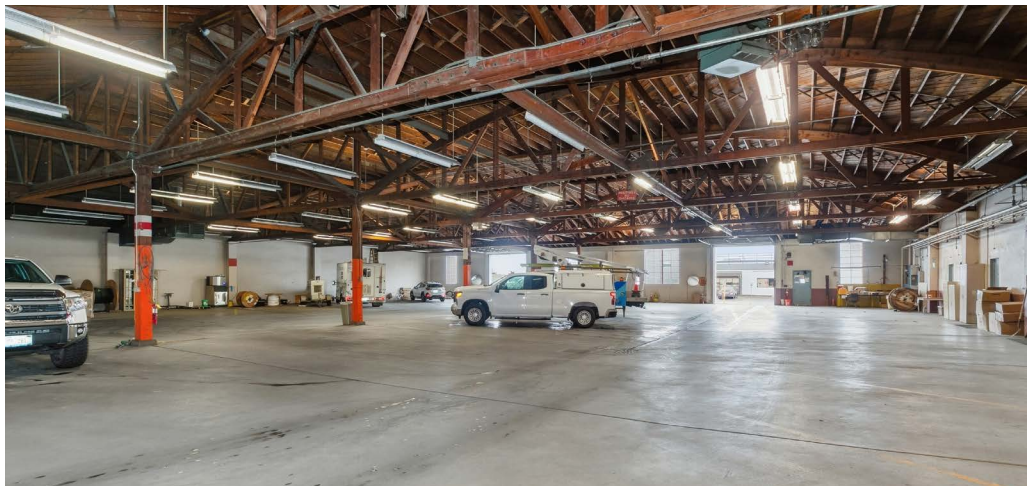
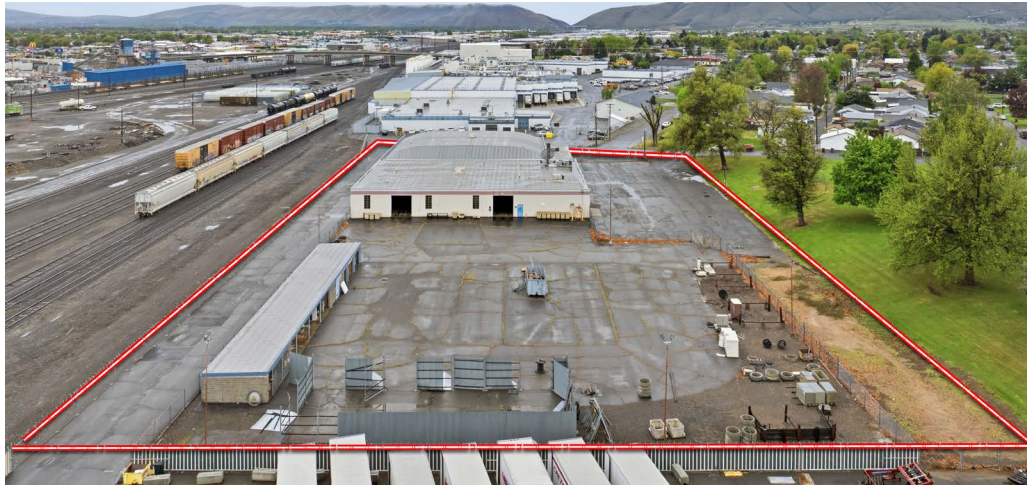
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PHOTOS



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