

FOR LEASE

**Warehouse With
Office Space**



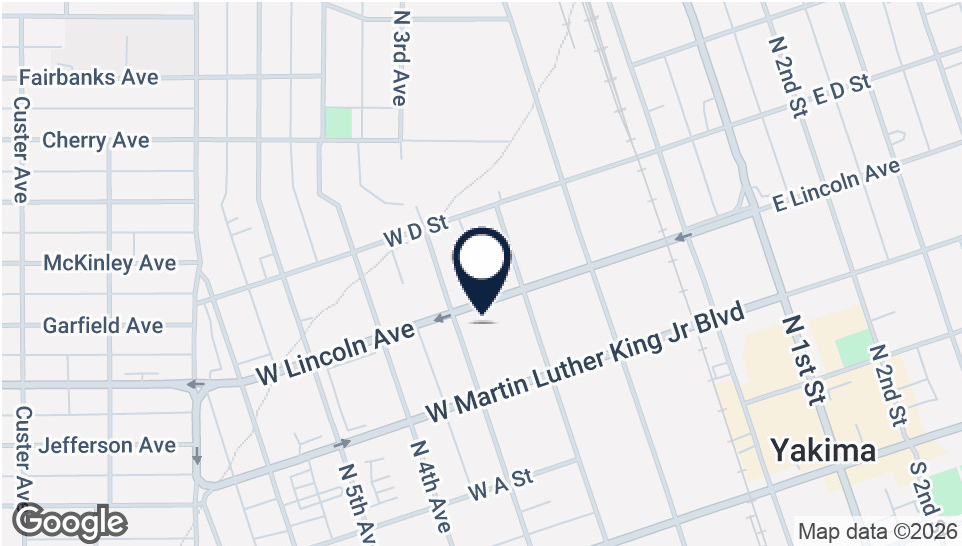
Offered at:
Available:

**\$.75/SF/month, NNN
4,900SF +/-**

**215 N 3rd Ave
Yakima, WA 98902**

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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$0.75/SF/month, NNN
Building Size:	4,900SF +/-
Monthly Base Rent:	\$3,675/month, NNN
Estimated CAM's/NNN's:	\$0.13/SF/month +/-
Zoning:	M-1
Parcel Number:	181324-11432

PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease difficult to find small first-class steel frame and clear-span space warehouse space historically occupied by US Cellular.

Located at controlled corner intersection near the heart of downtown with a strong presence and visibility from two busy commercial arterials, the building is configured with approximately 1,000SF of office space and the remainder is heated, cooled and insulated warehouse space.

The space is suitable and well-located for the contractors and the trades such as plumbers, electricians, HVAC, etc.

Highlights



PROPERTY HIGHLIGHTS

- Located on a busy downtown controlled corner intersection with more than 16,000 vehicles per day passing by.
- Clear-span warehouse space includes one ground level door.
- Historically occupied by US Cellular as a data hub, the building is presumed to include heavy power and data.
- Entire space is heated, insulated and cooled.

Additional Photo



Additional Photo



Aerial

