

# 2500 BUSINESS LANE

2500 BUSINESS LN, YAKIMA, WA 98901, USA, YAKIMA, WA 98901

FOR LEASE



## PROPERTY DESCRIPTION

This listing is for a Hard-to-Find concrete tilt building located in Terrace Heights. This space is just minutes from I-82 and Downtown Yakima Exit 33. Currently occupied as a gym, this 12,439SF space has 10,000+/-SF on the main floor with an additional 2500 +/-SF on the upper level. The space lends itself to a variety of uses including manufacturing, retail, wholesale and office.

## PROPERTY HIGHLIGHTS

- Concrete Tilt Construction
- Large open space
- Office buildout with large restroom and shower facilities
- 20' Clear height
- TI negotiable depending on rate and term
- Large parking area with yard space in rear of the building

## OFFERING SUMMARY

Lease Rate:	\$1.00 SF/month (NNN)
Available SF:	12,439 SF
Lot Size:	1.39 Acres
Building Size:	12,439 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	5 MILES
Total Households	354	1,501	33,135
Total Population	911	3,814	93,333
Average HH Income	\$80,923	\$79,650	\$71,833

**MIKE ABRAMS**

509.949.1389

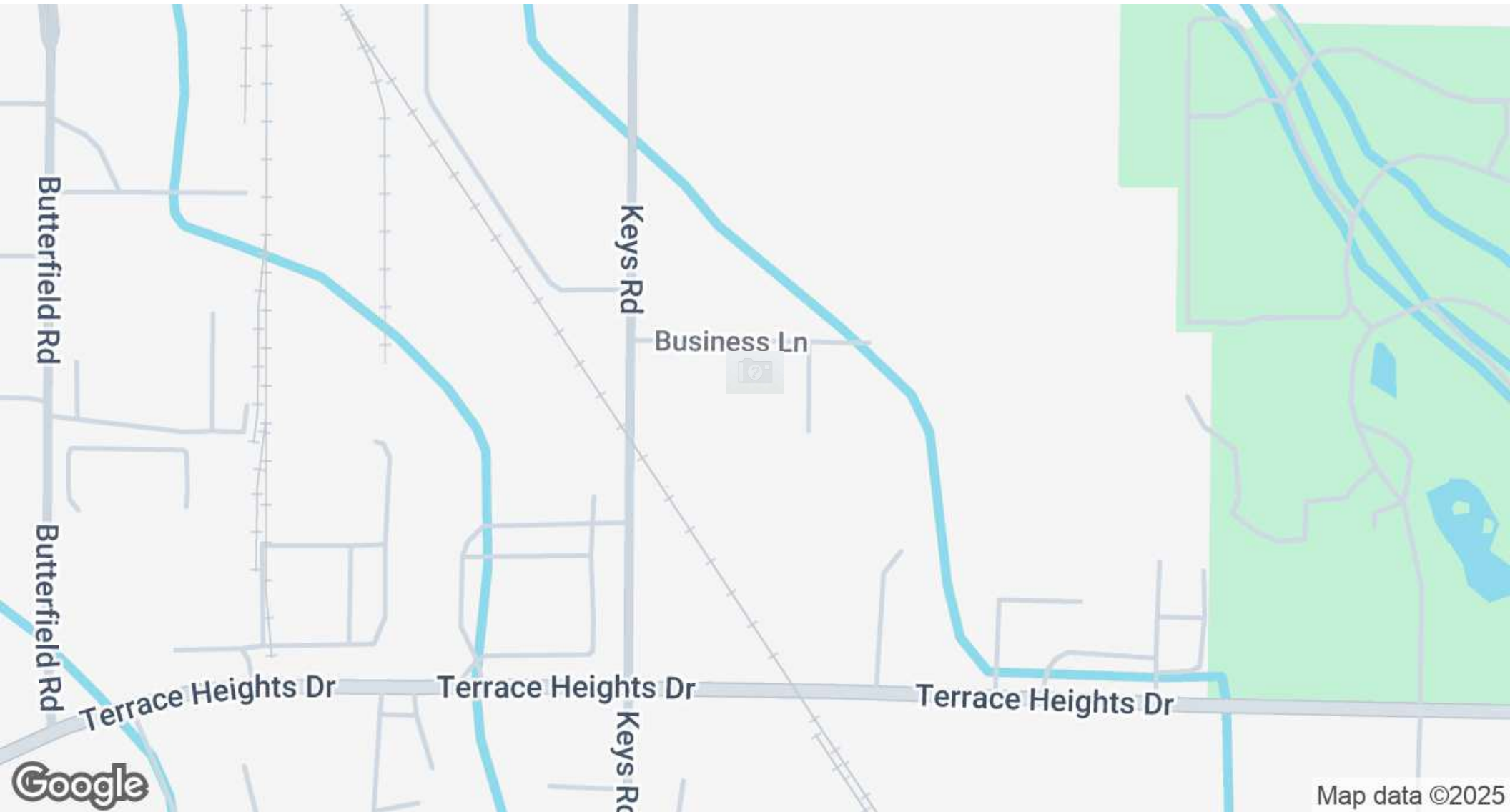
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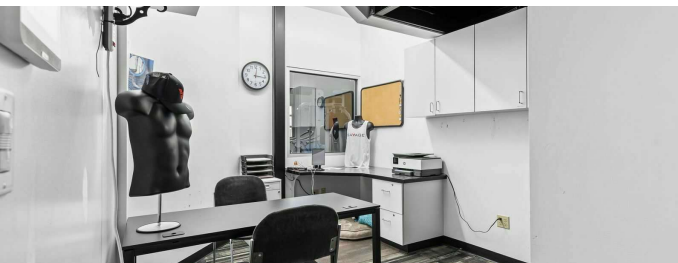
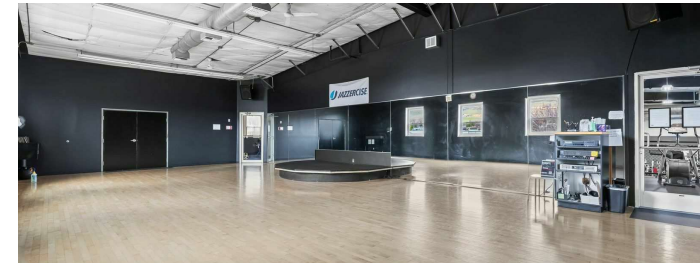
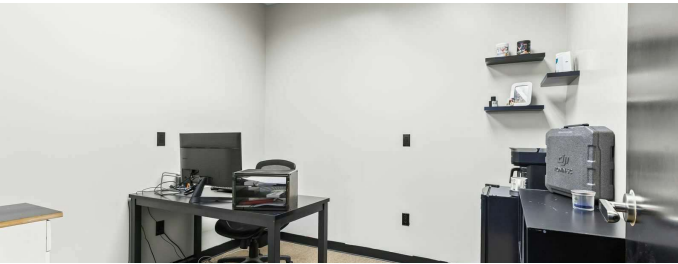
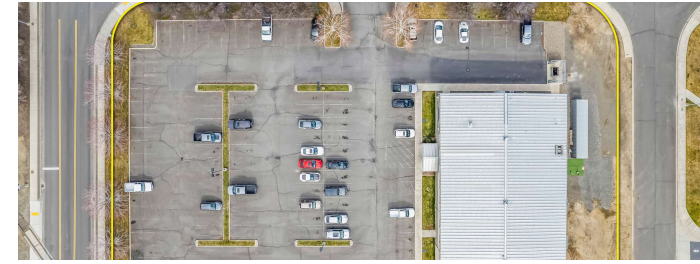
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