

FOR LEASE | Warehouse/Flex Space



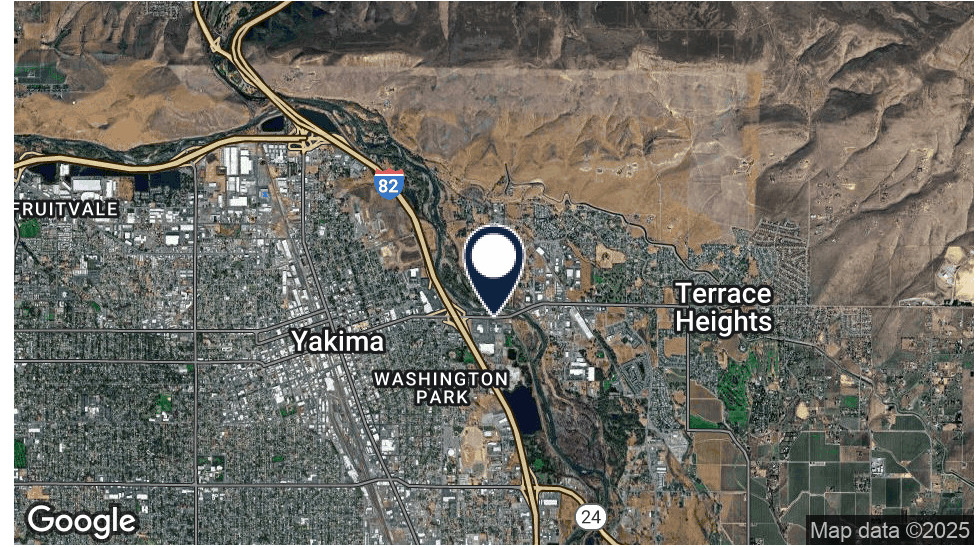
Offered at: \$10.20/SF, NNN
Available: 4,132SF

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Yakima, WA 98901

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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:	4,132SF
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

- 4,132 SF Previous Brewery Space
- Immediate I-82 access with on/off ramps in both directions
- Fully sprinklered building
- 34,591 VPD
- Hard Corner Location
- Floor Drains
- 12' Roll up door

Retailer Map



Warehouse/Flex Space Photos



Meet The Team



CHRIS SENTZ

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SCOTT CLARK

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