

FOR LEASE | Warehouse Space



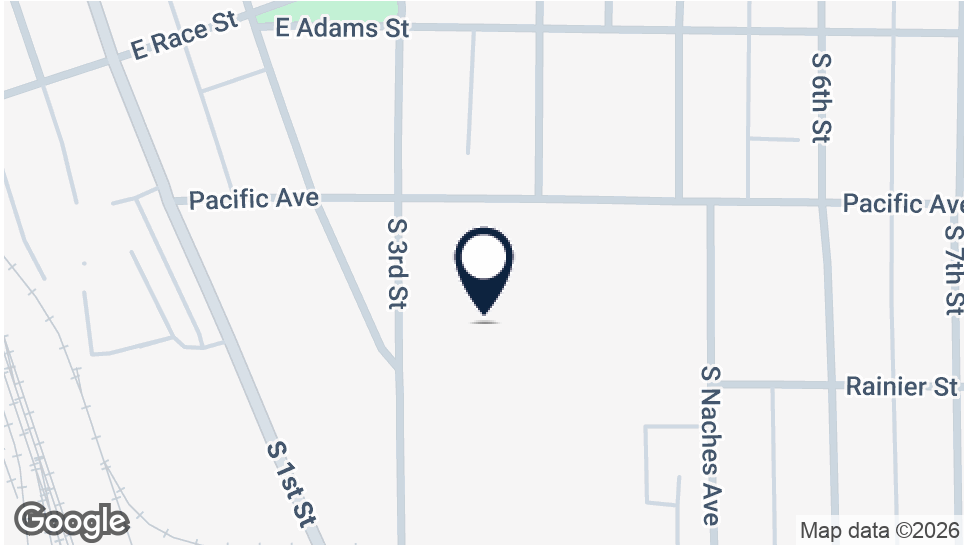
Offered at:
Available:

\$.65/SF/month, NNN
6,146SF +/-

911 S 3rd St
Yakima, WA 98901

Bill Almon, Jr. wcalmon@almoncommercial.com
218 S Sgt Pendleton Way Yakima, WA 98901
509.966.3800: O
509.961.7575: C

Executive Summary



OFFERING SUMMARY

Lease Rate:	\$.65/SF/month, NNN
Available:	6,146SF +/-
Ceiling Height:	17-feet +/-
CAM's/NNN's:	\$.09/SF/month +/-
Zoning:	M-1

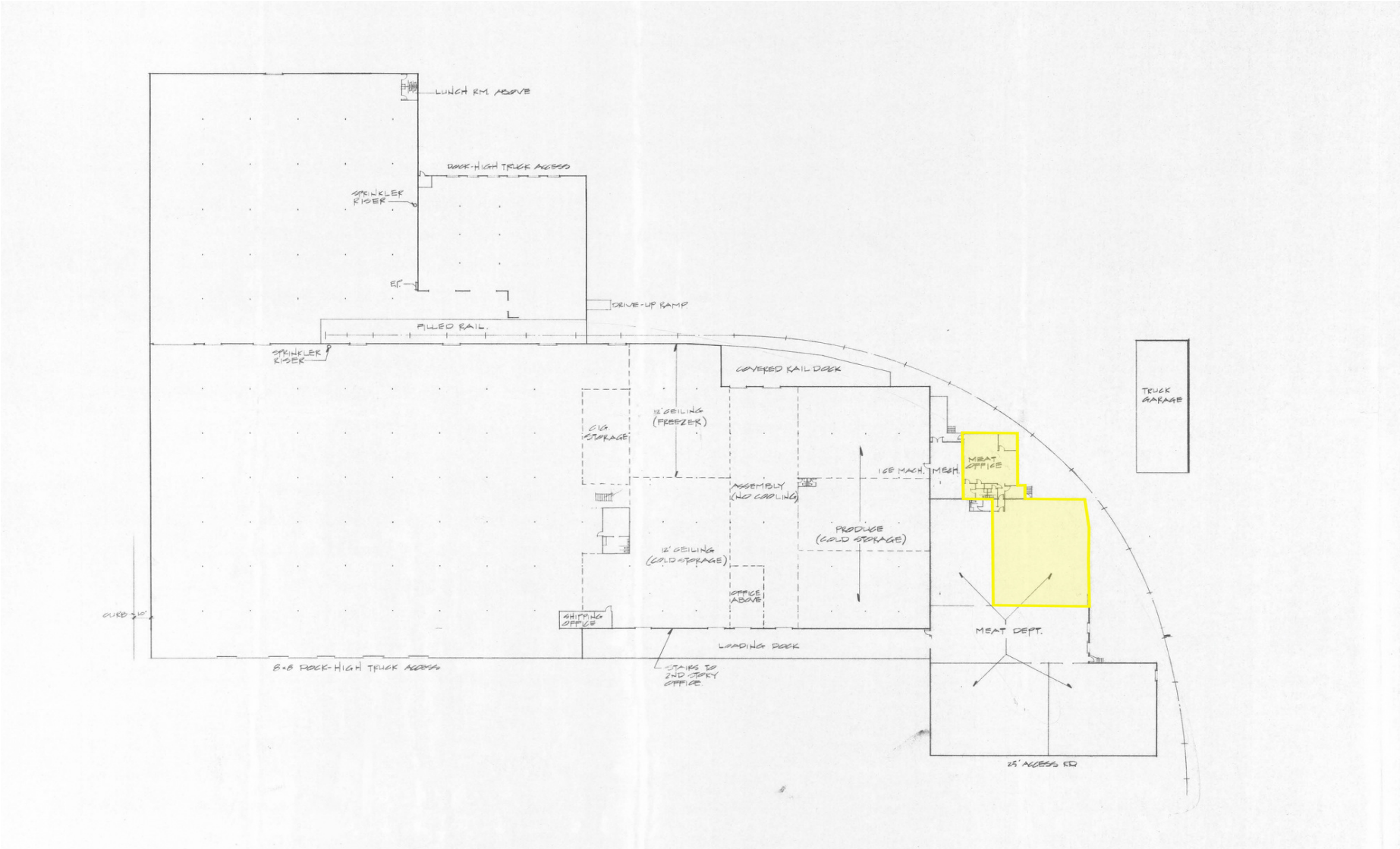
PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease traditional industrial space comprised of approximately 4,446SF of warehouse and approximately 1,700SF of office space. Historically utilized as cold storage by Northwest Harvest who outgrew the space, the existing cold storage equipment has been decommissioned.

Centrally located with good access to freeways, the space includes one dedicated loading dock and boasts a ceiling height approximately 17-feet.

Additional yard space potentially available to lease upon terms to be negotiated.

Floor Plan



Highlights



PROPERTY HIGHLIGHTS

- Former cold storage being leased as traditional warehouse space (cold storage equipment has been decommissioned).
- Includes approximately 4,446SF of warehouse with one loading dock and approximately 1,700SF of office.
- Additional yard space potentially available to lease upon terms to be negotiated.
- Ceiling height of approximately 17-feet.
- Low operating expenses estimated at approximately \$.09/SF/month, including power and water/sewer.
- Centrally located and with good access to freeways.

Additional Photo
