501 W Stover Rd

PRICING
$3,950,000 ($104/SF)

RUSS ROBERTS, CCIM
Certified Commercial Broker
+1 509 594 7989
rroberts@ccim.net www.russ-roberts.com

PEAK COMMERCIAL GROUP

KW COMMERCIAL

501 W Stover Rd

501 W Stover Rd presents an opportunity to acquire a well-positioned industrial warehouse and distribution facility in the heart of Washington's Yakima Valley agricultural region. Situated on approximately 6.75 acres with approximately 37,900 square feet of improvements, the property was developed to accommodate warehouse, manufacturing, distribution, equipment storage, and industrial service users. The facility features approximately 20-foot clear heights, 18 grade-level loading doors, significant outdoor yard area, and approximately 15,200 SF of office/showroom space supporting administrative and customer-facing operations.

Its strategic location immediately adjacent to Interstate 82 Exit 73 (W Stover Road) provides efficient regional access throughout Central Washington and to the Tri-Cities, Yakima, Seattle, Portland, and the broader Pacific Northwest freight network. The surrounding market is anchored by food processing, cold storage, agricultural manufacturing, transportation, and regional distribution, creating long-term demand from owner-users and industrial investors.

Property Details	
BUILDING SIZE	37,900 SF
SITE SIZE	6.75 Acres
PROPERTY ADDRESS	501 W Stover Rd, Grandview, WA 98930
PROPERTY TYPE	Industrial Warehouse / Distribution
YEAR BUILT	1994
CLEAR HEIGHT	±20 Feet
SHOWROOM/OFFICE SPACE	15,200 SF
LOADING	18 Grade-Level Doors
PARKING RATIO	±2.14/1,000 SF
ZONING	Commercial
IDEAL USES	Distribution, Manufacturing, Warehouse, Equipment Sales, Service Operations, Agricultural Logistics

Property Summary

Property Details	
YEAR MAIN BUILDING BUILT	1994
SHOWROOM/OFFICES	15,200 sq. ft
PARTS AREA	1,860 sq. ft
SERVICE AREA	20,840 sq. ft
ACRES	6.75
BUILDINGS	37,900 sq. ft
UTILITIES	• Water: Well • Sewer: Public • Electricity: Public
FIRST BAY	• 78 long. 104 wide 18 tall • 8 - 16 roll up doors. Drive thru • 2 gas furnaces • Air compressor lines
SECOND BAY	• 78 long 100 wide 23 tall center 18 eves first bay • Other three bays 100 Long • Reznor used oil heater with tank
20' PIT FOR OIL CHANGES	• Air compressor • Large heater in mezzanine • Reznor old oil tank for furnace • 8 - 16' doors • 3 ton crane • 60x19 service room • 2 restrooms one with a shower
WASH BAY	100x25 with 25 tall floor drain

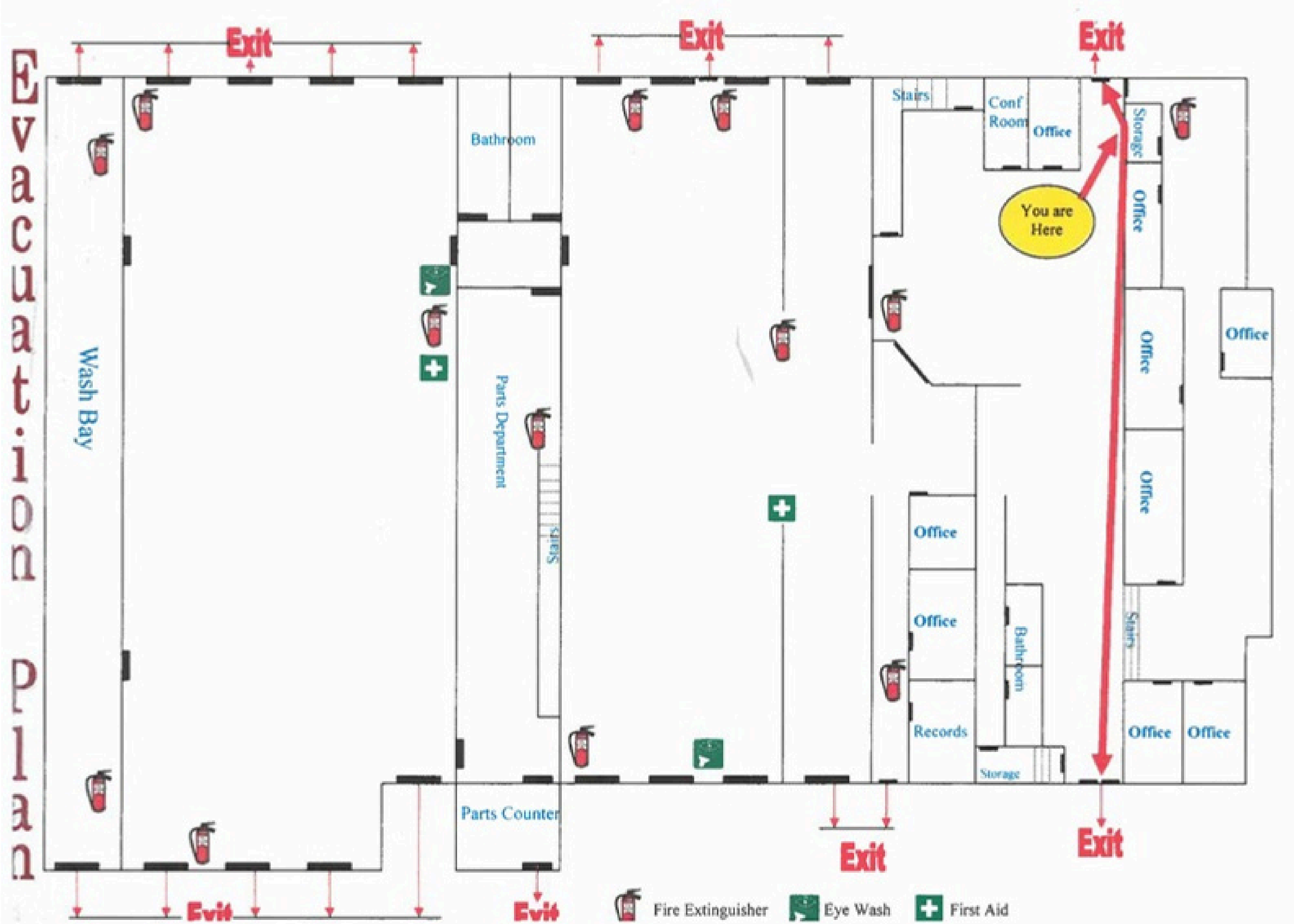
Investment Highlights
37,900 SF industrial warehouse and office facility
Approximately 6.75-acre site allowing outdoor storage and operational flexibility
Immediate access to Interstate 82 via Exit 73
Approximately 20-foot warehouse clear height
18 grade-level loading doors supporting efficient logistics operations
Centrally positioned within Washington's premier agricultural production region
Strong demand from food processing, cold storage, trucking, equipment service, contractors, and regional distribution companies
Located in a lower operating-cost market than larger Pacific Northwest metropolitan areas
Excellent owner-user or investment opportunity with long-term industrial demand fundamentals

Location Highlights
Immediate access to Interstate 82
Central Yakima Valley location
Minutes from downtown Grandview
Convenient access to Yakima, Prosser, Sunnyside, and the Tri-Cities
Surrounded by major food processors and agricultural employers
Near Walmart Regional Food Distribution Center
Located within one of Washington's largest wine and agricultural production regions
Strong transportation connectivity throughout Central Washington
Business-friendly community supporting industrial growth and investment









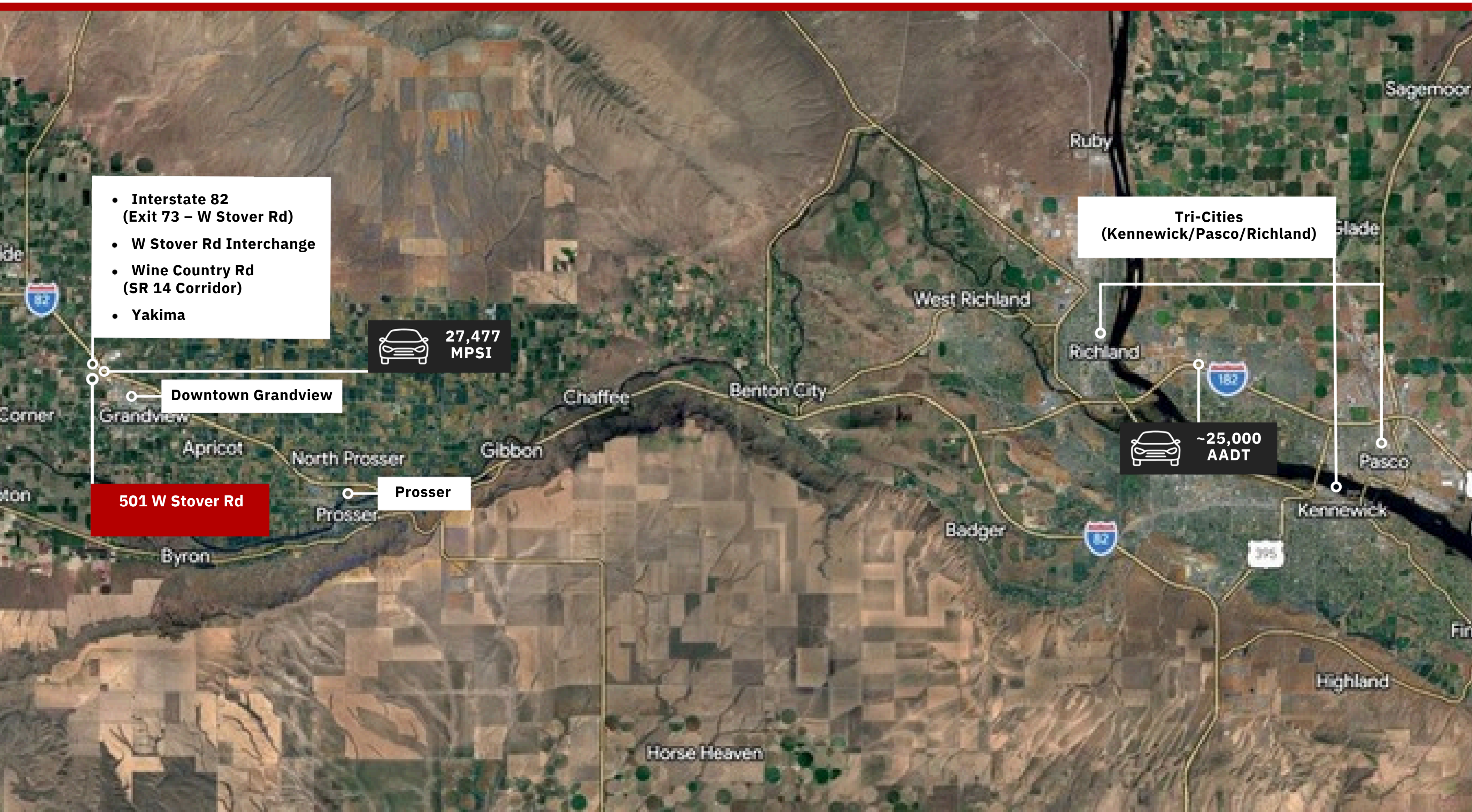
Evacuation Plan
Exit
Exit
Exit
Exit
Exit
Exit
Exit
Stairs
Conf Room
Office
Storage
You are Here
Office
Bathroom
Wash Bay
Parts Department
Stairs
Office
Office
Office
Office
Office
Bathroom
Stairs
Records
Storage
Office
Office
Parts Counter
Fire Extinguisher
Eye Wash
First Aid

Evacuation Plan

Second Floor

Location Overview

Traffic & Access Highlights



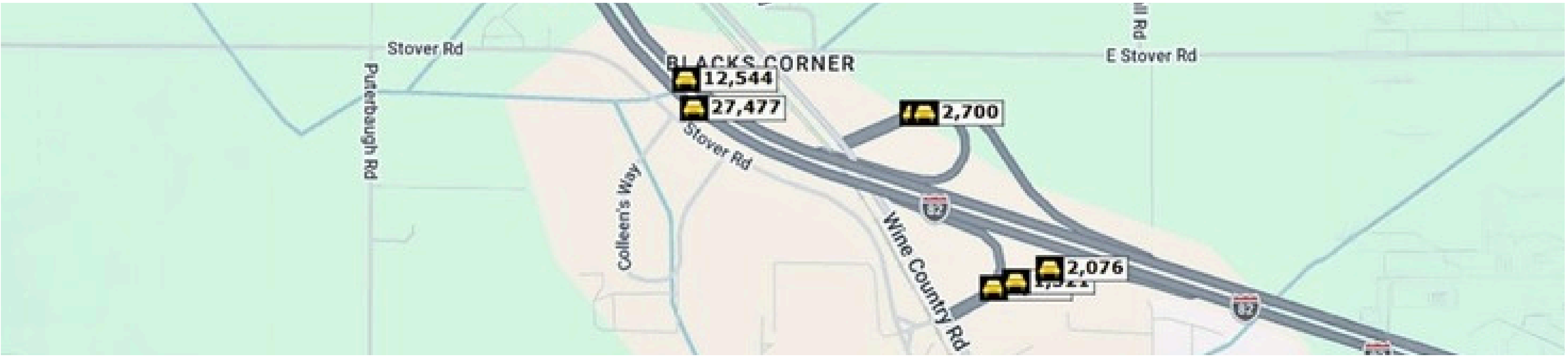
Points of Interest

Demographics

88

Demographic			2025		2030	
Households			102		104	
<$25,000	13	(14.77%)	5	(4.90%)	5	(4.81%)
$25,000–$50,000	15	(17.05%)	20	(19.61%)	22	(21.15%)
$50,000–$75,000	41	(46.59%)	46	(45.10%)	44	(42.31%)
$75,000–$100,000	4	(4.55%)	2	(1.96%)	1	(0.96%)
$100,000–$125,000	4	(4.55%)	0	(0.00%)	0	(0.00%)
$125,000–$150,000	5	(5.68%)	7	(6.86%)	8	(7.69%)
$150,000–$200,000	3	(3.41%)	0	(0.00%)	0	(0.00%)
$200,000+	3	(3.41%)	22	(21.57%)	24	(23.08%)
Average Household Income	$70,506		$113,799		$117,524	
Median Household Income	$60,577		$60,714		$59,999	

Traffic Count



#	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Property
1	I-82	W Wine Country Rd	0.24 SE	2018	12,544	MPSI	0.20
2	E Stover Rd	Yakima Valley Hwy	0.11 NE	2024	27,477	MPSI	0.23
3	I-82	Yakima Valley Hwy	0.10 SW	2019	1,400	AADT	0.49
4	I-82	Yakima Valley Hwy	0.11 SW	2019	2,700	AADT	0.50
5	Stover Rd	Wallace Way	0.13 W	2021	3,519	AADT	0.68
6	I-82	Lindsey Ln	0.11 E	2023	2,070	MPSI	0.68
7	Wallace Way	Stover Rd	0.16 W	2023	1,521	MPSI	0.70
8	I-82	Lindsey Ln	0.11 E	2024	2,076	MPSI	0.73

Market Overview

Grandview serves as an important industrial and agricultural hub within the Yakima Valley, supporting one of the nation's most productive food production and distribution economies. The local market is driven by fruit production, food processing, cold storage, warehousing, trucking, and regional logistics, creating sustained demand for functional industrial facilities. Immediate access to Interstate 82 enables efficient freight movement throughout Central Washington and the broader Pacific Northwest while providing lower operating costs than larger metropolitan markets. Supported by major regional employers, a young and active workforce, and continued investment in agricultural infrastructure, Grandview remains an attractive market for owner-users, industrial investors, manufacturers, and distribution operators seeking long-term stability and growth.

Key Market Insights

- **Agricultural & Food Processing Hub:** Grandview is anchored by fruit production, food processing, packing, cold storage, and agricultural manufacturing, generating consistent demand for industrial real estate.
- **Established Industrial Base:** Major employers including Welch's Foods, The J.M. Smucker Company, Cervantes Fruit, Kenyon Zero Storage, and Walmart's Regional Food Distribution Center reinforce the area's long-term industrial strength.
- **Strategic Transportation Access:** Immediate connectivity to Interstate 82 provides efficient freight access throughout Yakima Valley, the Tri-Cities, Seattle, Portland, and the broader Pacific Northwest.
- **Diverse Industrial Demand:** The market supports warehouse, distribution, trucking, contractor services, equipment sales, manufacturing, and cold-storage operations, reducing reliance on a single industry segment.
- **Business-Friendly Environment:** Grandview promotes economic development through programs that may include industrial revenue bonds, tax incentives, workforce training assistance, and site-development resources for qualifying projects.
- **Competitive Operating Costs:** Lower land, labor, and operating costs compared to larger Pacific Northwest metropolitan markets make Grandview an attractive location for industrial expansion and long-term investment.

RUSS ROBERTS,CCIM

Certified Commercial Broker

(509) 594-7989

rroberts@ccim.net

www.russ-roberts.com

PEAK COMMERCIAL GROUP

KW COMMERCIAL

DISCLAIMER

All materials and information provided by, obtained through, or derived from KW Commercial, including its directors, officers, agents, advisors, affiliates, and any third party sources, are provided as is and without representation or warranty of any kind, whether express or implied, as to completeness, accuracy, or veracity, including the condition of the property, compliance or noncompliance with governmental requirements, developability or suitability, current financial performance, projected financial performance, or any other matter. KW Commercial and its directors, officers, agents, advisors, and affiliates do not represent or warrant that any materials or information provided, received, or derived are accurate or complete. Information from any source, whether written or verbal, is not a substitute for a party's own independent investigation and due diligence. KW Commercial will not investigate, verify, or conduct due diligence on behalf of any party unless specifically agreed in writing.

EACH PARTY MUST CONDUCT ITS OWN INDEPENDENT VERIFICATION, INSPECTIONS, AND INVESTIGATIONS, INCLUDING ENGAGING APPROPRIATE INDEPENDENT THIRD PARTY PROFESSIONALS OF ITS CHOOSING.

All financial data, assumptions, and analyses must be independently verified by the party by reviewing applicable documents and reports and consulting qualified professionals. KW Commercial makes no warranties or representations regarding the accuracy, completeness, or relevance of any financial data, assumptions, or projections, and does not serve as a financial advisor to any party in connection with any proposed transaction. Actual results and performance may differ from any assumptions, estimates, projections, or modeled outcomes. Any estimated or projected rents, including market rent opinions, do not guarantee that rents can be achieved or increased to any stated level, and parties must evaluate contractual and governmental limitations, market conditions, vacancy, and other relevant factors. Legal questions should be directed to the party's attorney, tax questions to a certified public accountant or tax attorney, title questions to a title officer or attorney, and questions regarding property condition and governmental compliance to appropriate engineers, architects, contractors, consultants, and applicable governmental agencies. All properties and services are marketed by KW Commercial in compliance with applicable fair housing and equal opportunity laws.

501 W Stover Rd,

RUSS ROBERTS,CCIM

+1 509 594 7989 | rroberts@ccim.net | www.russ-roberts.com

PEAK COMMERCIAL GROUP

KW COMMERCIAL