

**FOR SALE**

# Manufacturing Or Distribution Warehouse With Cold Storage



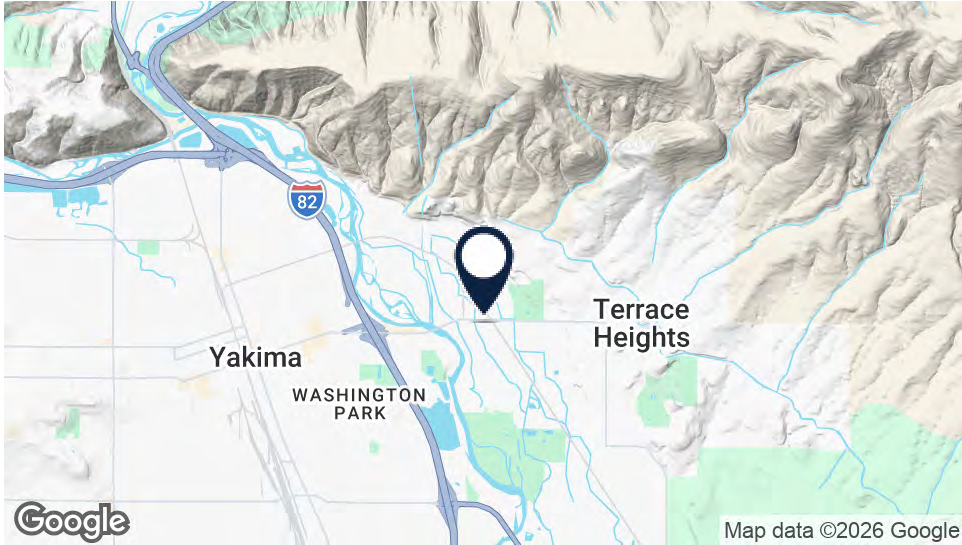
Offered at:  
Size:

**\$12,585,536**  
**433,984SF on 22.64 acres +/-**

**2506 Terrace Heights Dr  
Yakima, WA 98901**

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# Executive Summary



## OFFERING SUMMARY

Sale Price:	\$12,585,536
Building Size:	433,984SF +/-
Sale Price/SF:	\$29/SF +/-
Land Size:	22.64 acres +/-
Zoning:	M-1
Parcel Numbers:	191321-22004 & 22422

## PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to purchase an industrial facility historically owned and occupied by Del Monte previously utilized for canning and manufacturing and most recently for traditional warehouse storage with some cold storage and ripening rooms.

Located just minutes from downtown Yakima, the property benefits from rail access, heavy power and excellent proximity to the nearby interstate and highways.

The improvements consist of an approximately 402,510SF manufacturing or storage warehouse, 28,384SF of cold storage and ripening rooms and a trio of small buildings totaling 3,090SF.

A nearby approximately 208,849SF manufacturing or warehouse facility is also available as a separate offering and can be combined with this purchase.



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# Highlights

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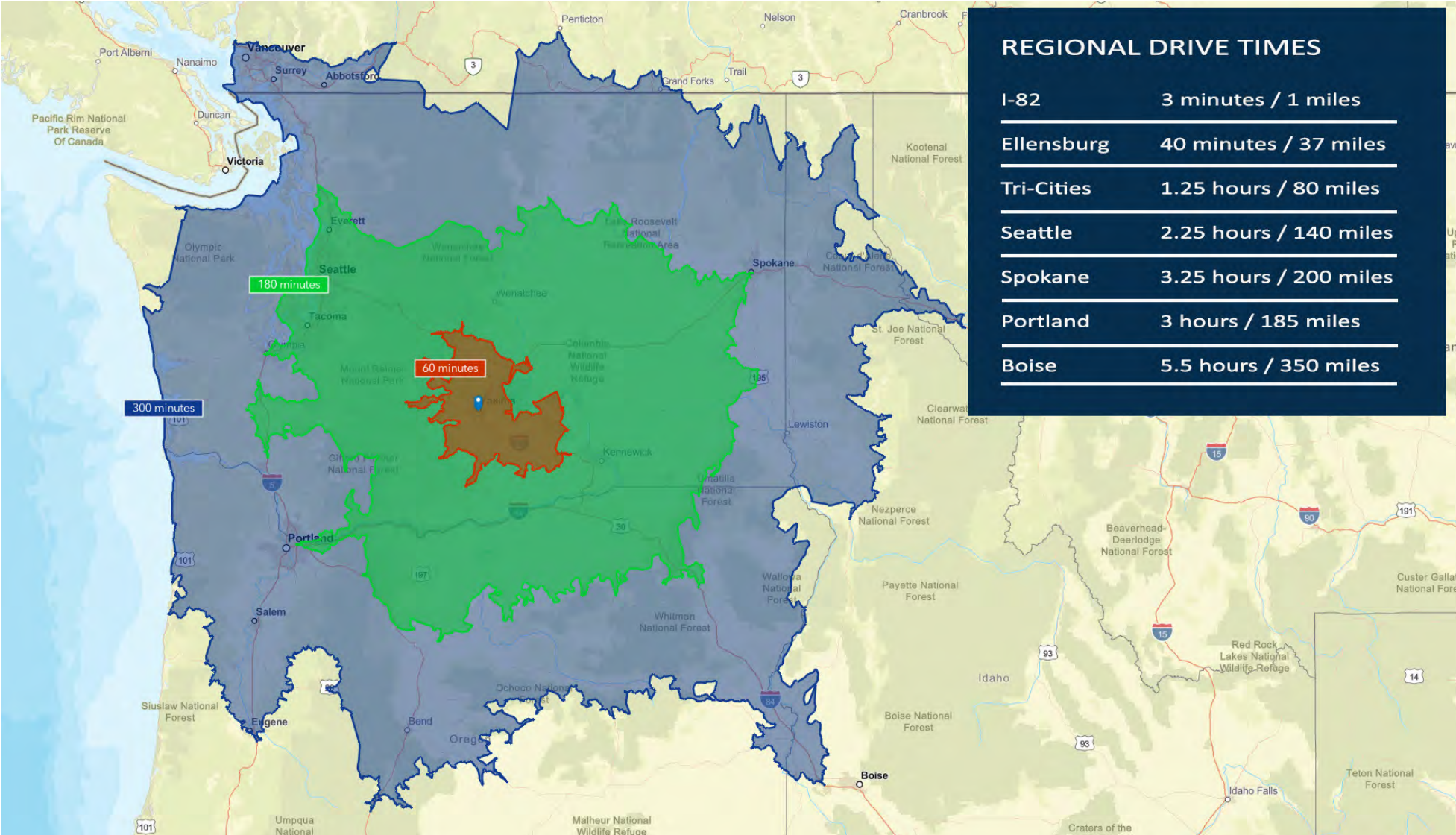
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## PROPERTY HIGHLIGHTS

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- Offered at a below market price based on approximately \$29/SF attributable to the improvements.
- Approximately 24 ground level doors, 9 dock-high doors and varying ceiling heights between approximately 16 – 28-feet.
- Direct rail access to the building with a rail loading pad.
- Heavy power including 480 volts and 3-phase.
- Strong location with excellent access to and just minutes away from Interstate 82, Highway 24 and Highway 12.
- Sprinklered throughout the primary warehouse.
- Includes 6 cold storage rooms and 6 ripening rooms.

# Regional Drive Times



**Interior Photos**



# Additional Photos



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## Additional Photo

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## Additional Photo

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# Aerial

