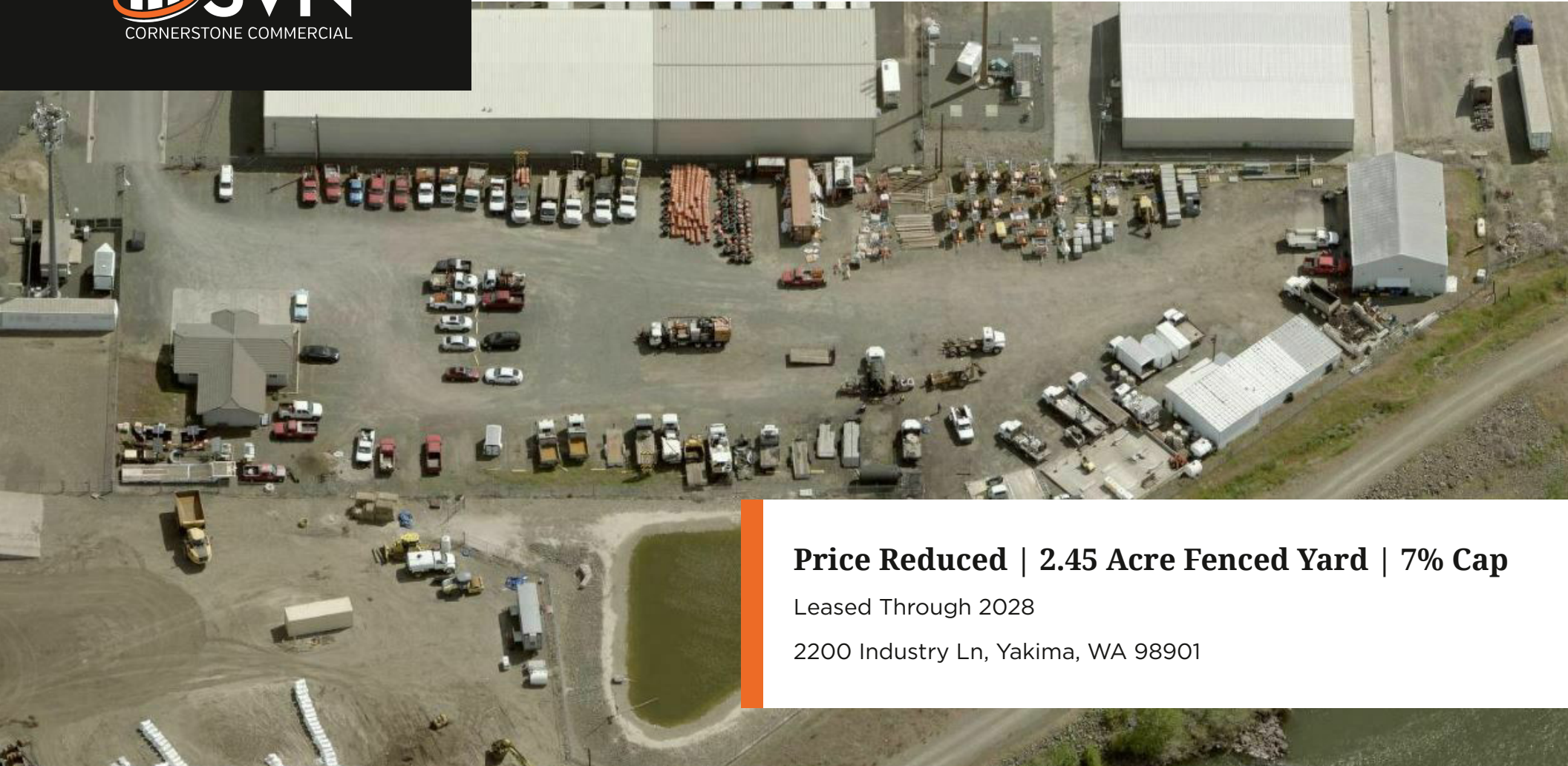




Yakima Industrial Property + Yard



Price Reduced | 2.45 Acre Fenced Yard | 7% Cap

Leased Through 2028

2200 Industry Ln, Yakima, WA 98901

PRESENTED BY:

ARIEL MIZRAHI

O: 509.251.7716

ariel.mizrahi@svn.com

WA #25031188

OMAR SADAQUI, CCIM

O: 509.321.2000

omar.sadaoui@svn.com

WA #22008121

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$956,750
CAP RATE:	7.00%
PRICE PER SF (LAND):	\$8.96
LOT SIZE:	2.45 AC 106,722 SF
BUILDING SIZE:	6,281 SF
APN:	191320-11020, 191320-11034
LEASE TYPE:	NNN

PROPERTY DESCRIPTION

The subject property is 2.45 acres of graveled and fenced yard with 6,281 SF improvements. The site is currently leased to SPM (formerly Stripe Rite), and could be occupied by a user, subject to the current tenant's lease (Contact Listing Broker for more information).

PROPERTY HIGHLIGHTS

- Located in the Terrace Heights industrial corridor, a hub for logistics, food processing, and contractor yard users
- NNN leased IOS investment with functional yard and multiple improvements
- ±94% yard coverage - fenced and graveled outdoor storage
- 6,281 SF total improvements (±2,400 SF shop, ±2,201 SF storage, ±1,680 SF office)
- Suitable for investor with future owner-user or redevelopment optionality
- Zoned M-1 (Light Industrial)

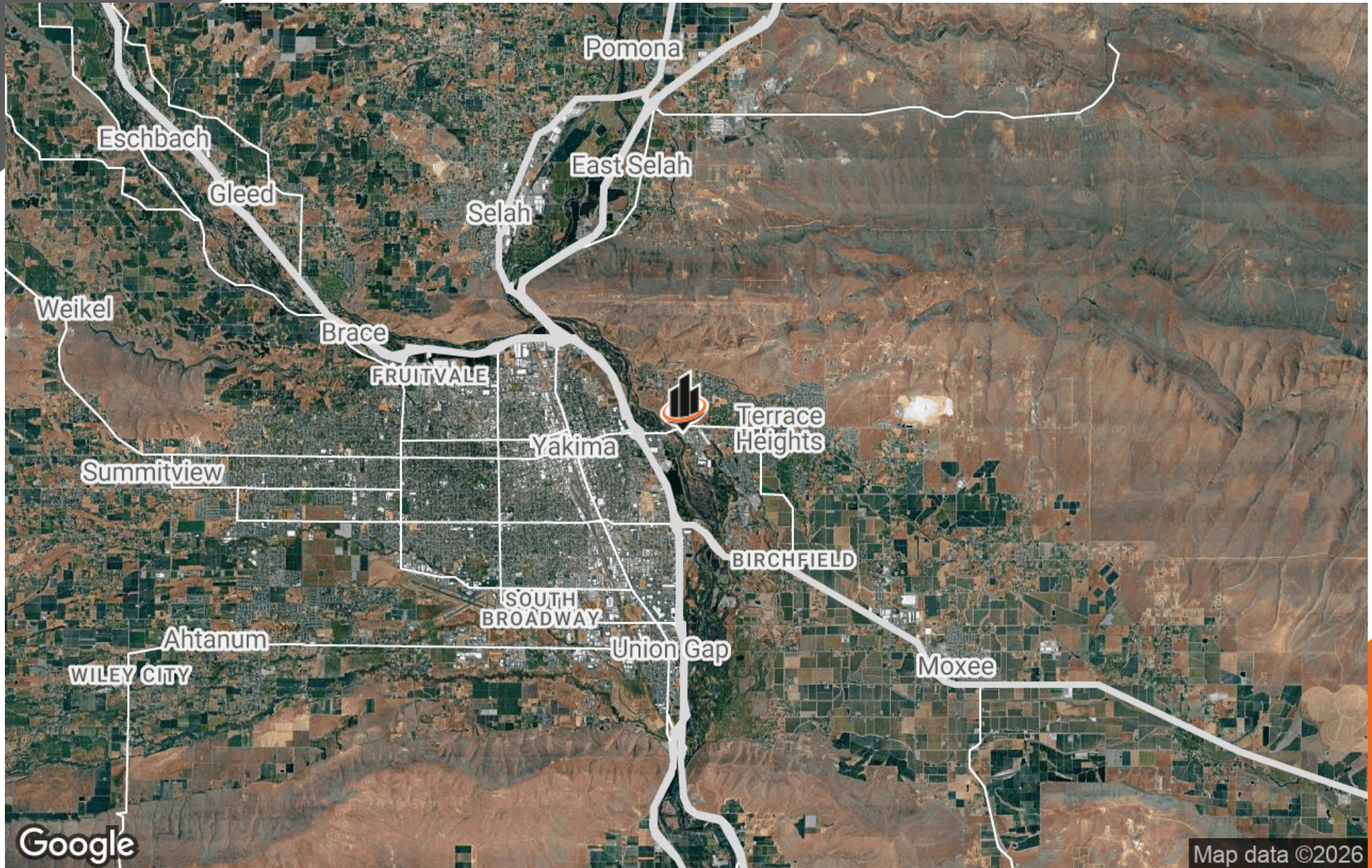
SITE PHOTOS



SITE AERIAL



REGIONAL MAP

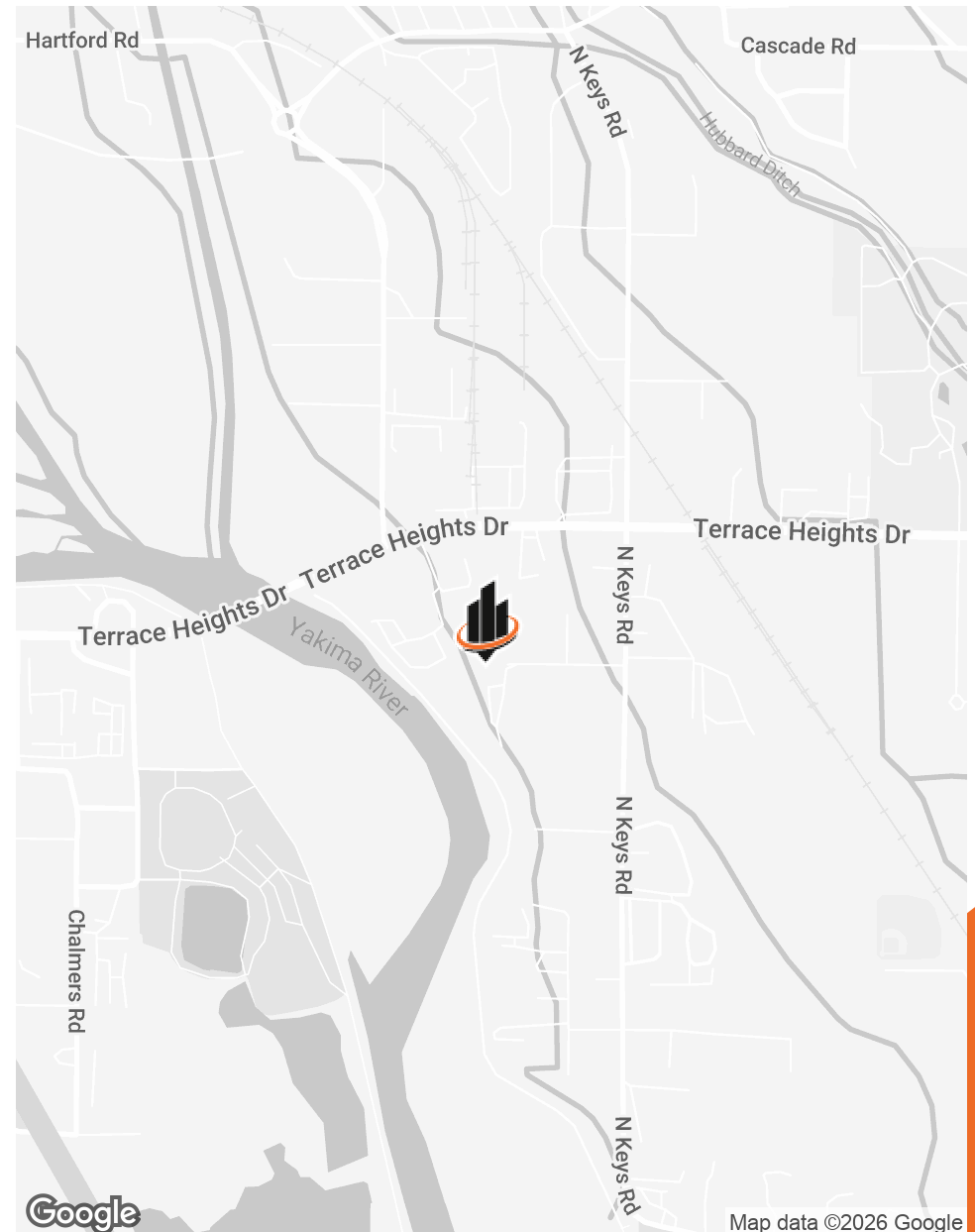


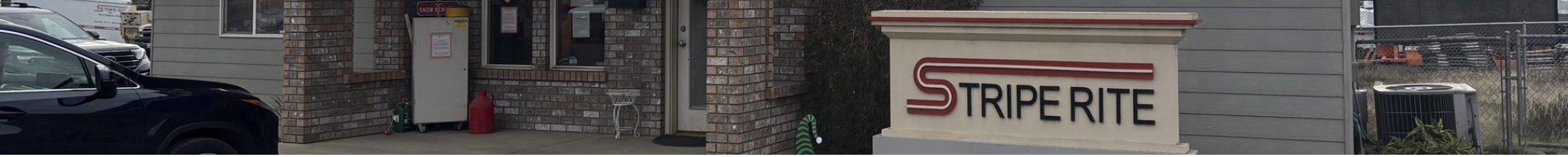
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,555	51,004	93,412
AVERAGE AGE	35	35	37
AVERAGE AGE (MALE)	35	35	36
AVERAGE AGE (FEMALE)	35	35	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,952	17,408	33,173
# OF PERSONS PER HH	2.8	2.9	2.8
AVERAGE HH INCOME	\$64,661	\$63,575	\$71,973
AVERAGE HOUSE VALUE	\$344,745	\$277,693	\$287,773

2020 American Community Survey (ACS)





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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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1311 N. WASHINGTON STREET
SUITE D
SPOKANE, WA 99201



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