

FOR LEASE | Build To Suit



Offered at:
Available:

Negotiable \$/SF, NNN
4.5 Acres +/-

2332 S 1st St
Yakima, WA 98903

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Executive Summary



OFFERING SUMMARY

Lease Rate:	Negotiable, NNN
Building Size:	Up to 35,000 SF
Available SF:	Negotiable
Lot Size:	4.5 acres +/-
Zoning:	GC

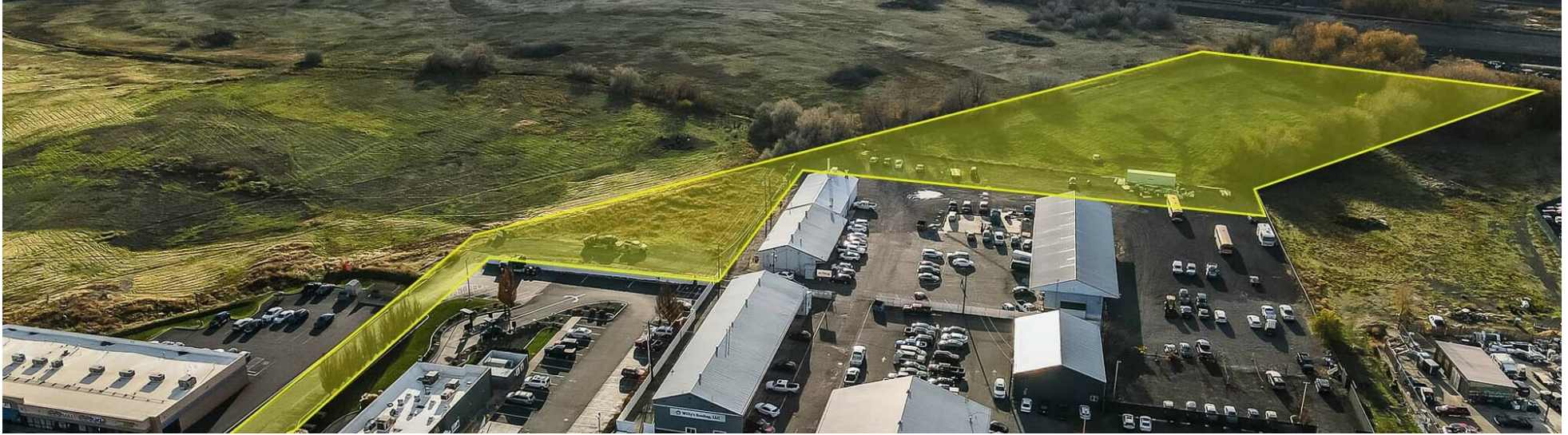
PROPERTY OVERVIEW

THIS OFFERING is a build-to-suit opportunity on 4.5 acres of general commercial (GC) zoned land, ideal for retail, service, or quasi-industrial users. Located just off Yakima’s main commercial corridor with access from S 1st Street behind Prestige Motors Inc., this site is surrounded by major retailers including Lowe’s, Home Depot, Valley Mall, WinCo, and Costco. The property offers strong traffic exposure, with over 22,500 vehicles passing by daily.

Up to 35,000 square feet can be developed across multiple buildings, fully customized to meet tenant specifications. The site is equipped with 3-phase power and offers excellent access for both customers and logistics. Construction will commence upon lease execution, giving tenants the opportunity to influence design and layout from the ground up. Lease rate will be determined based on final build specifications.

This is a rare chance to create a custom commercial space in a high-demand market

Highlights



PROPERTY HIGHLIGHTS

- Build-to-Suit Opportunity on 4.5 acres
- Up to 35,000 SF to be developed across one or multiple buildings
- General Commercial (GC) Zoning – suitable for retail, service, or quasi-industrial uses
- Construction begins upon lease execution – full design flexibility
- 3-Phase Power available on site
- High-traffic location – over 20,000 vehicles per day
- Convenient access via S 1st Street, behind Prestige Motors Inc.
- Surrounded by major retailers: Lowe's, Home Depot, Valley Mall, WinCo, Costco
- Lease rate TBD – based on final build specifications

Additional Photos



Additional Photos



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