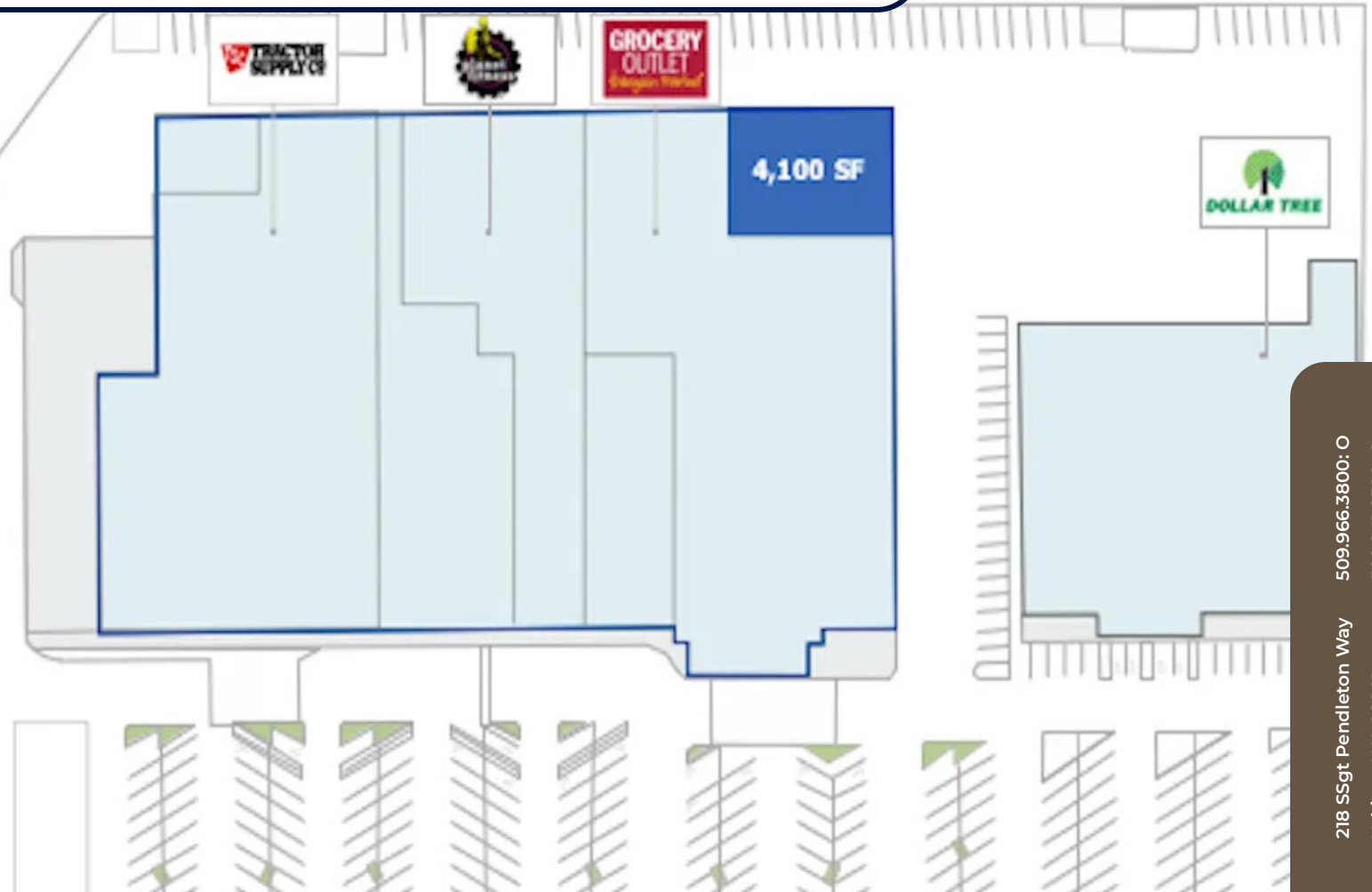


# FOR LEASE | Commercial Space Available

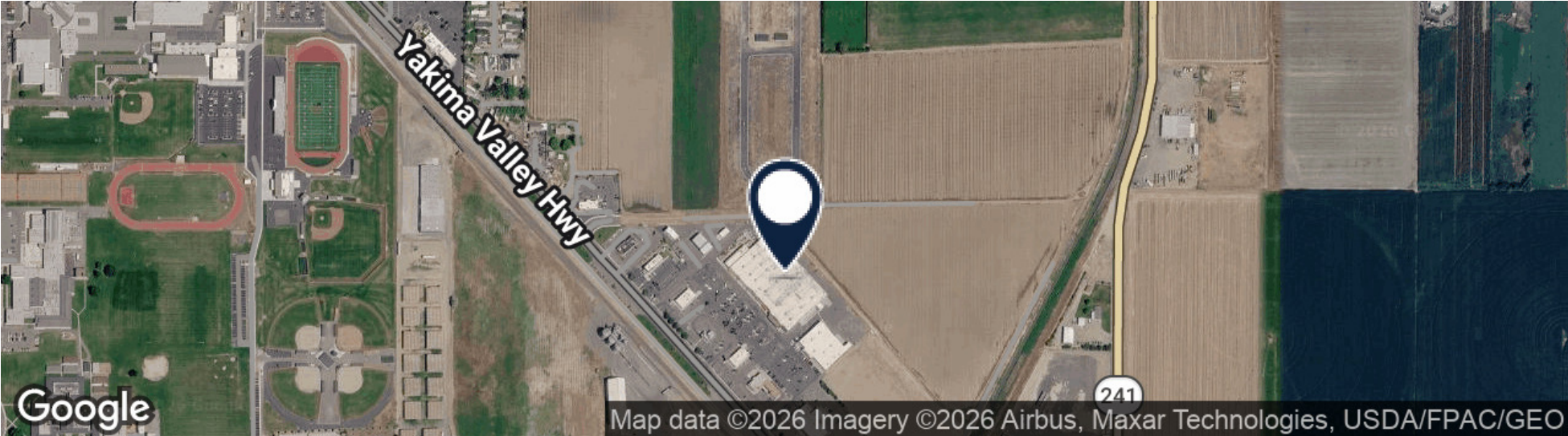


Offered at: \$9/SF, NNN  
Available: 4,100SF +/-

2600 Yakima Valley Hwy  
Sunnyside, WA 98944

Rachel Toth 218 S Sgt Pendleton Way 509.966.3800: O  
rtoth@almoncommercial.com Yakima, WA 98901 509.941.8309: C

# Executive Summary



## OFFERING SUMMARY

Lease Rate:	\$9/SF, NNN
Building Size:	96,195SF
Available SF:	4,100SF +/-
Lot Size:	273,868 SF
Estimated NNN:	\$.14/SF/Month +/-
Year Built:	1993
Zoning:	B2

## PROPERTY OVERVIEW

THIS OFFERING provides an opportunity to lease approximately 4,100 square feet of commercial space suitable for storage or warehouse use.

Located behind Valley Center Plaza with access from Yakima Valley Highway, the space includes two ground-level roll-up doors, high ceilings, heating and air conditioning. The space was previously occupied by a CrossFit gym.

The property is located in Sunnyside, Washington. Nearby tenants include Grocery Outlet, Tractor Supply, China Buffet, Dollar Tree and Planet Fitness.

# Highlights



## PROPERTY HIGHLIGHTS

- 4,100 SF of versatile storage or warehouse space
- Two ground-level roll-up doors for easy loading and unloading
- Heating and air conditioning
- High ceilings with ample vertical storage capacity
- Convenient access and central location

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	5,898	7,094	13,474
Total Population	20,866	24,990	47,422
Average HH Income	\$75,457	\$77,583	\$80,788

# Retailer Map



## Additional Photos



## Additional Photos

