

2105 Terrace Heights Dr (PARCEL #19132012002)

Yakima, Washington 98901

Property Overview

MLS 264478 - Positioned on a prime corner in the heart of Yakima, this versatile property features multiple structures offering a blend of office and warehouse space totaling approximately ±11,399 SF. An additional ±4,648 SF of covered carport area supports fleet, storage, or operational needs. With ±30,000 vehicles per day passing by, the site delivers outstanding visibility and signage potential.

Property Highlights

- Multiple Structures: Includes both office and warehouse space
- Total Building Area: Approximately ±11,399 SF of interior space
- Additional Structures: ±4,648 SF of covered carport area
- Traffic Exposure: ±30,000 vehicles per day (VPD)
- Excellent Access: Quick connectivity to the interstate
- Future Growth: Will benefit from the city's East/West Corridor Project

For More Information

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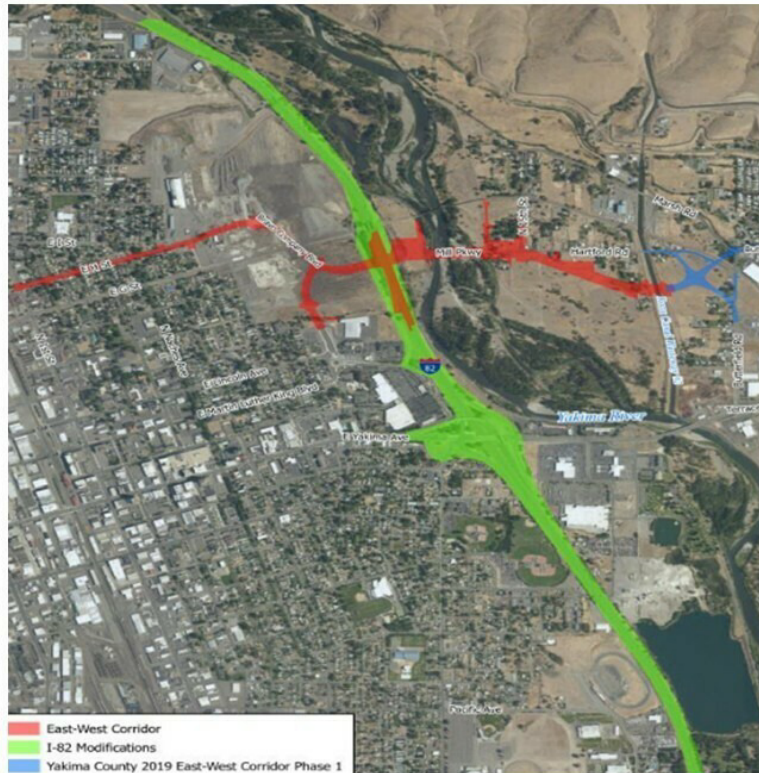
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About the East-West Corridor Project

Joint jurisdictional multiphase project aimed to increase capacity, mobility, level of service and freeway access.

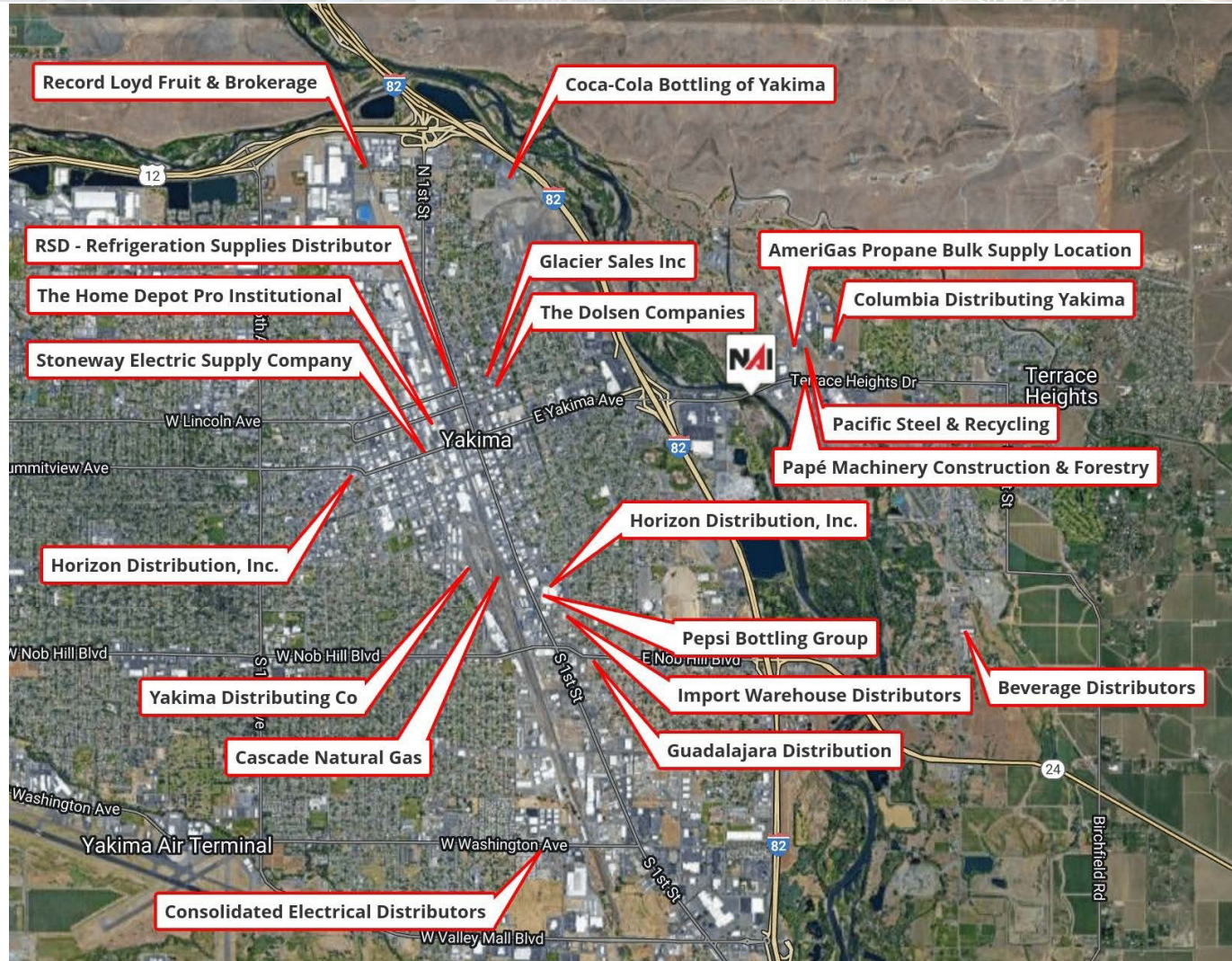
The project is aimed to accommodate population growth and economic development while improving aging and inadequate infrastructure.

It will connect the urbanized and industrial areas of Yakima and Terrace Heights and provide an additional interchange to Interstate Route-82.

Source: Yakima County

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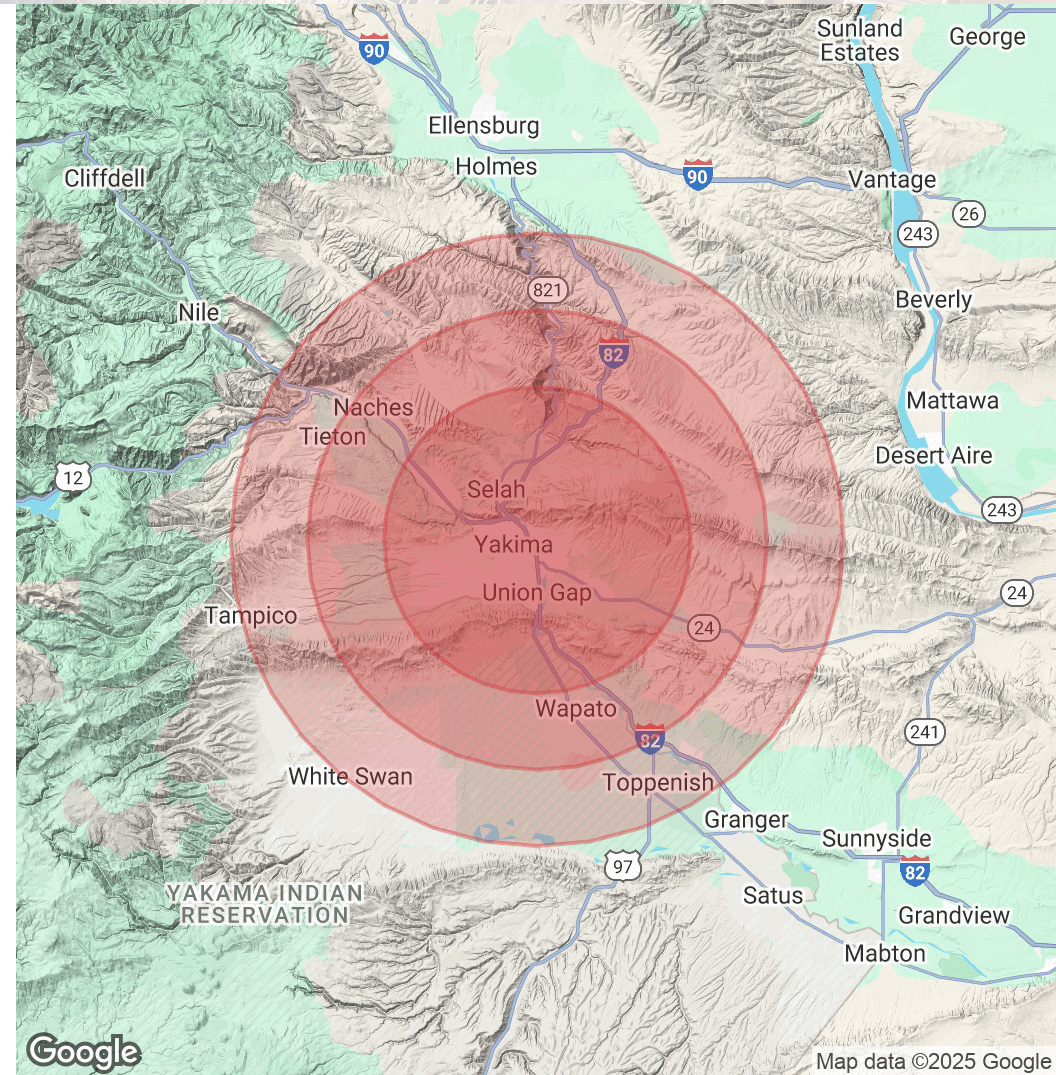


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Population	10 Miles	15 Miles	20 Miles
Total Population	156,566	184,832	207,169
Average Age	38	38	38
Average Age (Male)	38	37	37
Average Age (Female)	39	39	39
Households & Income	10 Miles	15 Miles	20 Miles
Total Households	56,771	65,496	72,052
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$82,974	\$83,775	\$83,407
Average House Value	\$335,595	\$336,870	\$333,459

Demographics data derived from AlphaMap



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