



# Lexington Warehouse

512 SOUTH 2ND AVENUE, YAKIMA, WA 98902

INDUSTRIAL  
PROPERTY FOR  
LEASE  
\$0.70/SF/MO NNN



## Property Description

This premier property offers an exceptional opportunity at an attractive rate of \$0.70 per square foot per month, plus NNN. With a minimum 5-year lease and flexible renewal options, tenants can secure long-term stability for their operations. Additionally, the owner is committed to supporting tenant success by offering Tenant Improvement allowances. This allows businesses to customize and optimize their space, ensuring it aligns perfectly with their unique needs. Embrace this rare chance to establish a thriving presence in a well-equipped and accommodating location.

## Property Highlights

- New 9,300 SF space, never previously occupied
- Fully Sprinklered, 20' Clear Height Building
- Two (2) private offices (1,200 SF of office space, Reception, Coffee-bar area)
- 600 amps of 3-Phase Power, Outside Security Lighting
- High-illum LED lighting, Re-light windows, Gas Overhead Heaters
- Secure Glass Store Fronts, Steel Roll-down Security
- One (1) Grade Level 20' x 14' Motorized Roll-up Door
- Space is in Excellent Condition

## EXCLUSIVELY LISTED BY

**Matthew Russell**

517.455.1976

mrussell@aaifg.com

## Offering Summary

<b>Lease Rate:</b>	\$0.70 SF/month (NNN)
<b>Number of Units:</b>	1
<b>Available SF:</b>	9,300 SF
<b>Lot Size:</b>	0.3 Acres
<b>Building Size:</b>	9,300 SF

<b>Demographics</b>	<b>0.25 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
<b>Total Households</b>	175	938	6,546
<b>Total Population</b>	557	2,821	18,686
<b>Average HH Income</b>	\$40,018	\$39,026	\$42,405



## Location Information

Building Name	Lexington Warehouse
Street Address	512 South 2nd Avenue
City, State, Zip	Yakima, WA 98902
County	Yakima
Side of the Street	West

## Building Information

Building Size	9,300 SF
Tenancy	Single
Number of Grade Level Doors	1
Number of Drive in Bays	1
Ceiling Height	20 ft
Office Space	1,200 SF
Number of Floors	1
Average Floor Size	9,300 SF
Year Built	1960
Year Last Renovated	2023
Gross Leasable Area	9,300 SF
Construction Status	Existing
Condition	Good
Number of Buildings	1

## Property Information

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	M1
Lot Size	0.3 Acres
APN #	191319-33012

Amenities	Fully Sprinklered, 20' Clear Height Building 600 amps of 3-Phase Power, Outside Security Lighting High-illum LED lighting, Re-light windows, Gas Overhead Heaters One (1) Grade Level 20' x 14' Motorized Roll-up Door Two (2) private Offices, Reception, Coffee-bar area Two (2) ADA Restrooms
-----------	---

Waterfront	No
Power	Yes
Rail Access	No

EXCLUSIVELY LISTED BY

**Matthew Russell**

517.455.1976

mrussell@aaifg.com





## Location Description

Discover the thriving commercial landscape surrounding the Lexington Warehouse in Yakima, WA. Situated in the heart of a dynamic industrial hub, the area offers streamlined access to the bustling Interstate 82. Just minutes away, the Yakima Air Terminal provides convenient connectivity for logistics and distribution operations. With nearby amenities including popular dining establishments and retail centers, this location seamlessly blends work and leisure. Embrace the strategic advantages and vibrant surroundings that make the area an ideal destination for industrial, warehouse, and distribution ventures.

## Site Description

New industrial property in the heart of Yakima. The property has secure access through the front only through a steel door, an 8' x 8' secure glass storefront with steel roll down security door for night protection. Outside is fully illuminated with high intensity security lights. Property was completely rebuilt in 2023 - new 600 amp, 240v - 3 phase electrical service, new water and plumbing system, 2 new ADA restrooms, new HVAC systems, new gas heat in warehouse, fully insulated (R38), new sheet-rock/plywood walls, high intensity LED lighting systems. Owner willing to add tenant improvements, (i.e., additional shop rooms, lighting, electrical distribution, floor drains, showroom, and additional office space) if required by tenant and can be including in the costs of lease.

## Interior Description

New 9,300 SF space, never previously occupied  
Fully Sprinklered, 20' Clear Height Building  
Two (2) private offices (1,200 SF of office space, Reception, Coffee-bar area  
600 amps of 3-Phase Power, Outside Security Lighting  
High-illum LED lighting, Re-light windows, Gas Overhead Heaters  
Secure Glass Store Fronts, Steel Rolldown Security  
One (1) Grade Level 20' x 14' Motorized Roll-up Door  
Space is in Excellent Condition

EXCLUSIVELY LISTED BY

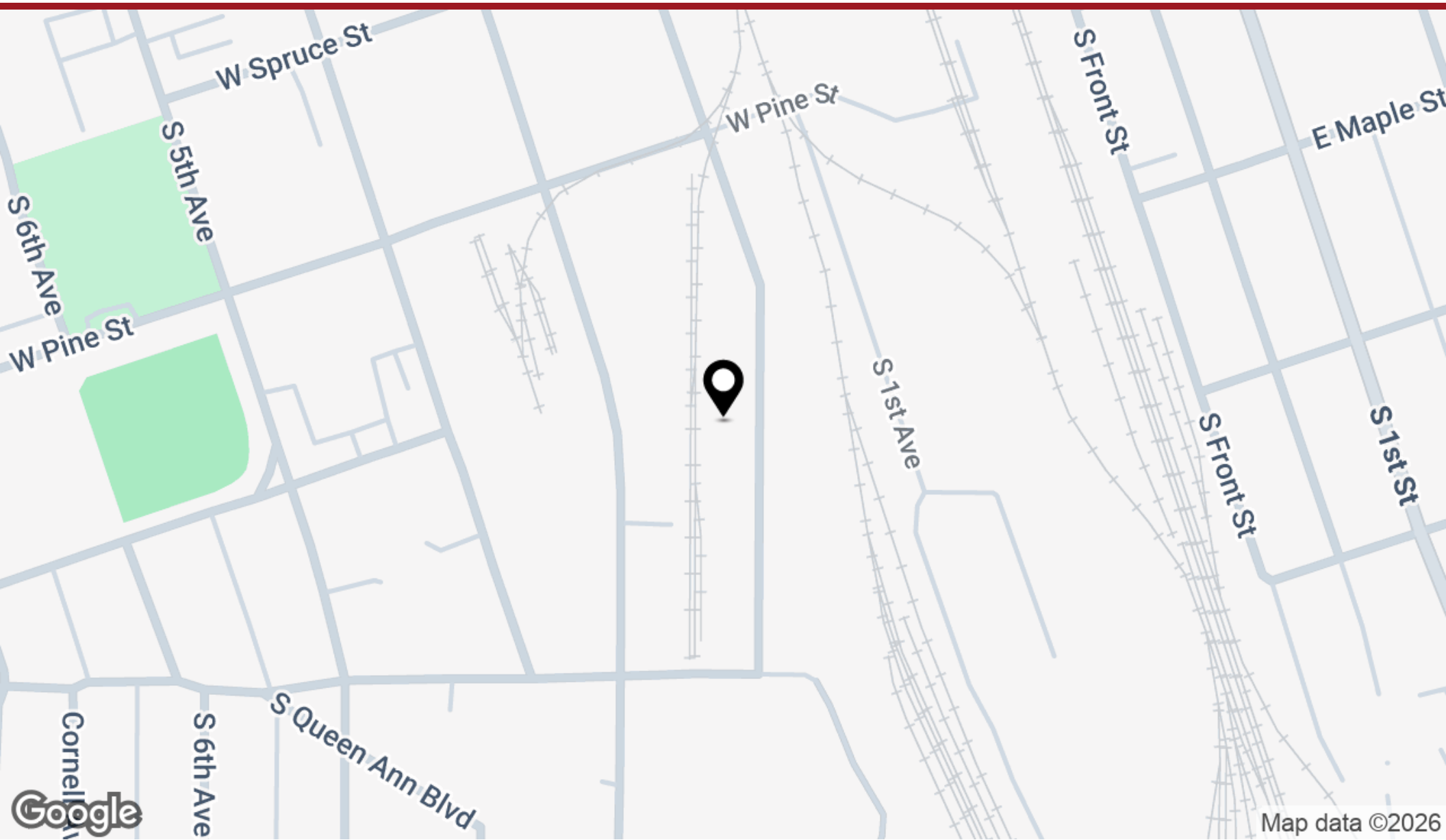
**Matthew Russell**

517.455.1976

mrussell@aaifg.com



# Lexington Warehouse 512 SOUTH 2ND AVENUE, YAKIMA, WA 98902



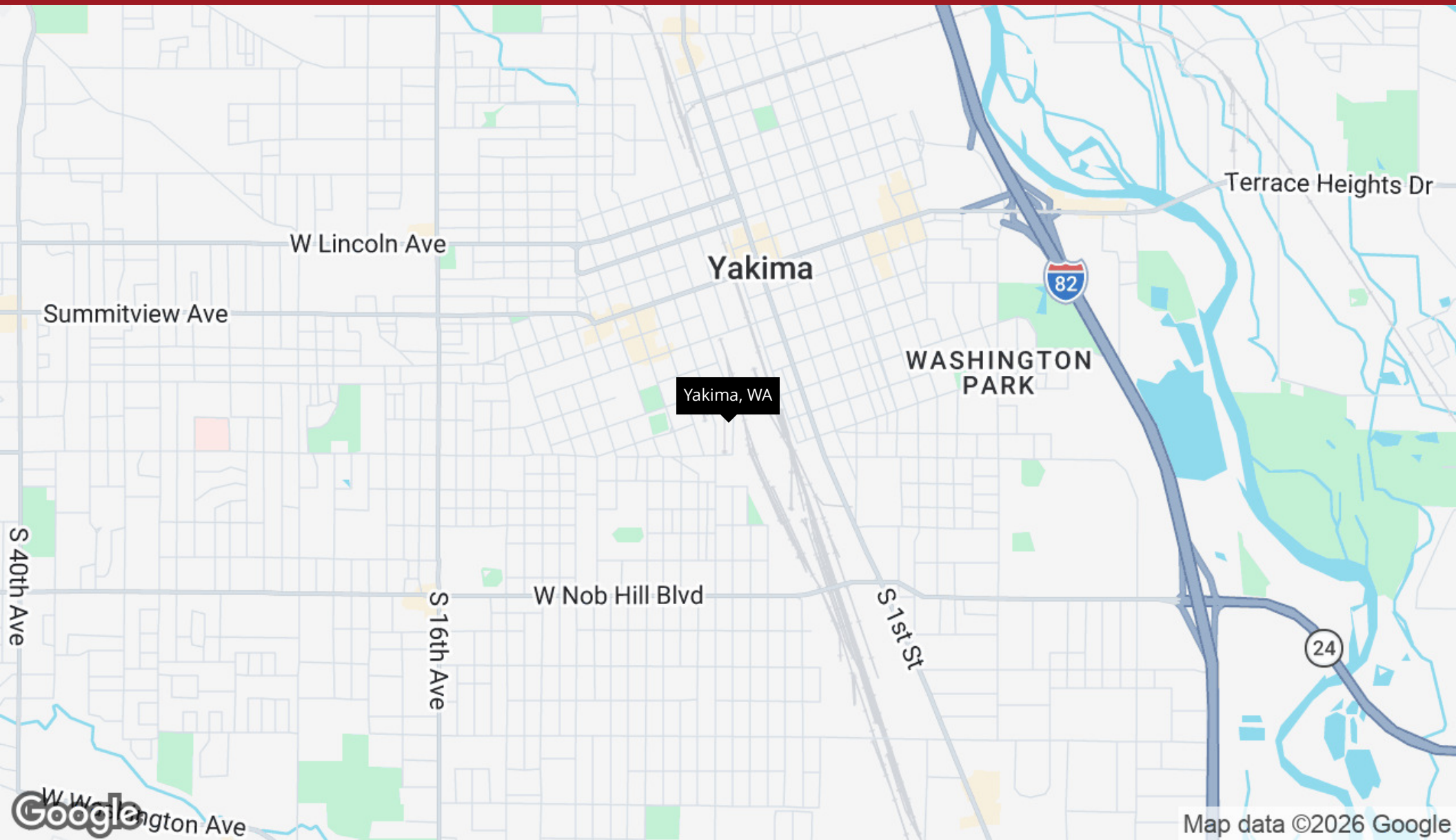
EXCLUSIVELY LISTED BY

**Matthew Russell**  
517.455.1976  
mrussell@aaifg.com



# Lexington Warehouse

512 SOUTH 2ND AVENUE, YAKIMA, WA 98902



EXCLUSIVELY LISTED BY

**Matthew Russell**  
517.455.1976  
mrussell@aaifg.com



# Lexington Warehouse 512 SOUTH 2ND AVENUE, YAKIMA, WA 98902



EXCLUSIVELY LISTED BY

**Matthew Russell**  
517.455.1976  
mrussell@aaifg.com

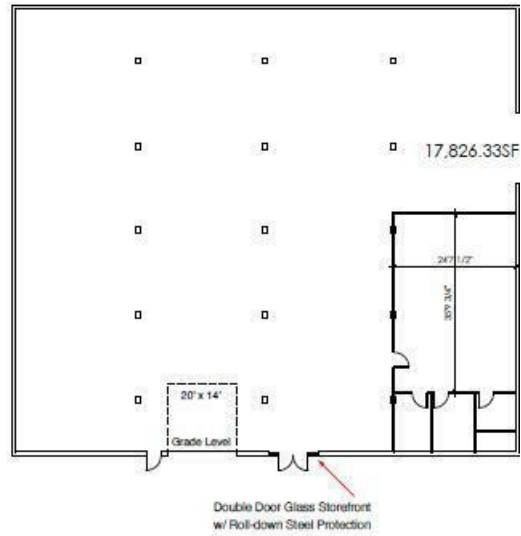


512 S 2nd Avenue - Yakima, WA



EXCLUSIVELY LISTED BY

**Matthew Russell**  
517.455.1976  
mrussell@aaifg.com



**Lease Information**

<b>Lease Type:</b>	NNN	<b>Lease Term:</b>	60 months
<b>Total Space:</b>	9,300 SF	<b>Lease Rate:</b>	\$0.70 SF/month

**Available Spaces**

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
512 S 2nd Ave., Yakima, WA 98902	Available	9,300 SF	NNN	\$0.70 SF/month

**EXCLUSIVELY LISTED BY**

**Matthew Russell**  
 517.455.1976  
 mrussell@aaifg.com



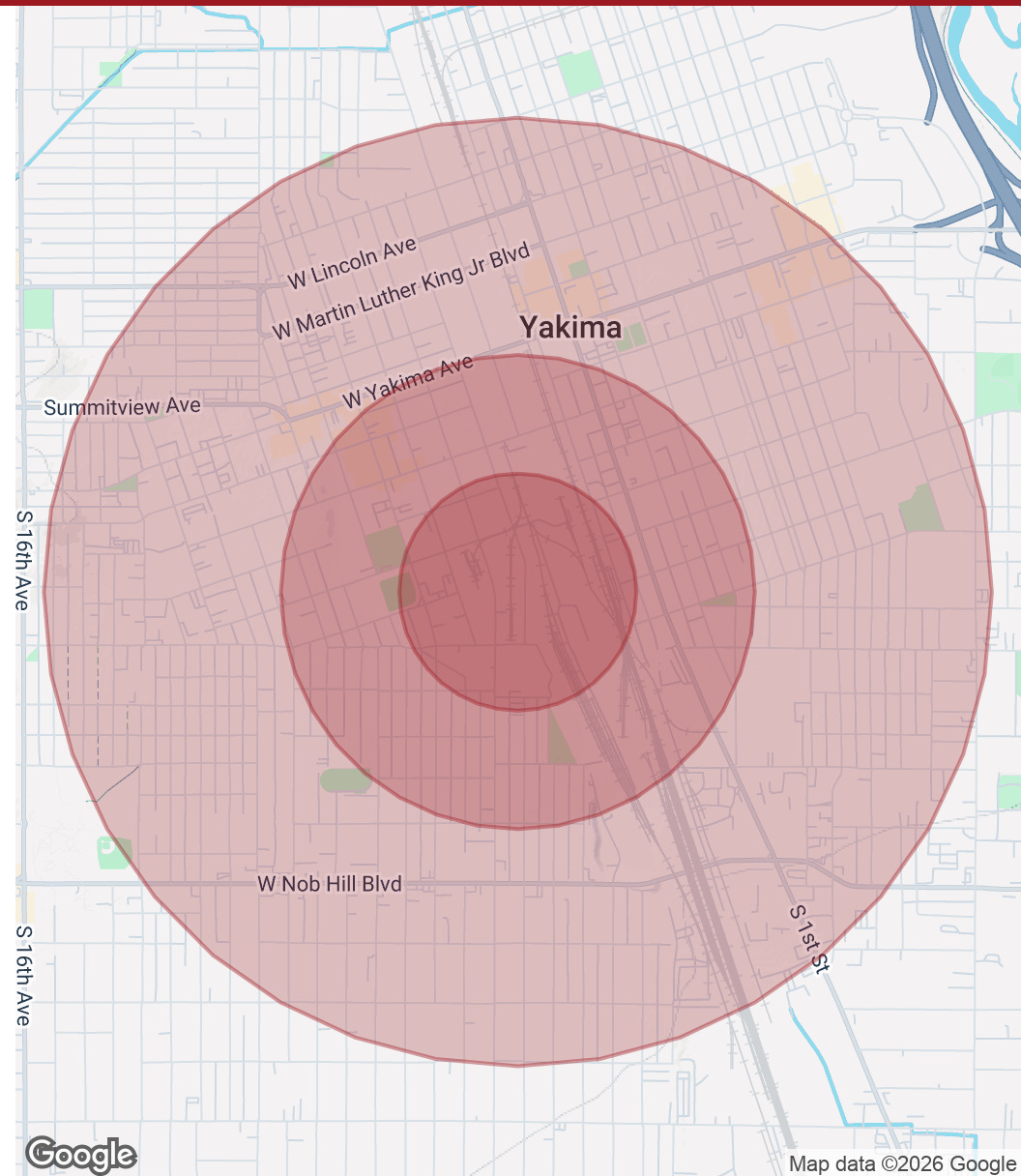
# Lexington Warehouse

512 SOUTH 2ND AVENUE, YAKIMA, WA 98902

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	557	2,821	18,686
Average Age	27.9	29.3	29.7
Average Age (Male)	25.3	29.6	30.0
Average Age (Female)	33.2	31.1	30.8

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	175	938	6,546
# of Persons per HH	3.2	3.0	2.9
Average HH Income	\$40,018	\$39,026	\$42,405
Average House Value	\$92,197	\$97,532	\$110,682

2020 American Community Survey (ACS)



## EXCLUSIVELY LISTED BY

**Matthew Russell**

517.455.1976

mrussell@aaifg.com





**Matthew Russell**

mrussell@aaifg.com  
Direct: **517.455.1976**

### Professional Background

Matt brings over 20 years of expertise in commercial lending, finance, and strategic operations, with a proven ability to drive efficiencies, enhance profitability, and implement innovative processes. As the co-founder and leader of AAI Financial Group since 2017, Matt has built a robust firm specializing in commercial lending, real estate brokerage, business brokerage, and direct private lending. Under his leadership, AAI Financial Group has originated over \$574 million in loans, delivering tailored financial solutions to business clients nationwide. Visit AAI Financial Group for more details on their services. In addition to AAI Financial Group, Matt owns and operates a property management firm, further expanding his footprint in real estate and investment management.

Matt's strategic vision has consistently strengthened organizations during periods of growth and recovery, leaving a lasting impact on their operational and financial success. Previously, Matt held key leadership roles, including serving as CFO and Chief Lending Officer at Solarity Credit Union in Yakima, WA, and as CFO for credit unions in San Antonio, TX, and Lansing, MI. These roles honed his skills in financial strategy, budgeting, and operational management, which he now applies to his commercial lending and real estate ventures.

Matt holds an MBA from Michigan State University and a BBA in Finance with a minor in Business Administration from Western Michigan University. Deeply committed to community service, he currently serves on the Heritage Heights Board of Directors in Chelan, WA, and has previously held roles as President of the Yakima Humane Society and Treasurer for multiple charitable organizations. In his free time, Matt enjoys golfing, supporting Michigan State sports, cooking, traveling, and spending quality time with his family.

AAI Financial Group, LLC  
819 South 72nd Avenue  
Yakima, WA 98908  
517.455.1976

**EXCLUSIVELY LISTED BY**

**Matthew Russell**  
517.455.1976  
mrussell@aaifg.com





**Dan Tilley**

dtalley@aaifg.com

Direct: 509.952.7555

### Professional Background

With over three decades of commercial real estate expertise in the Pacific Northwest, Daniel Tilley brings unmatched experience to every transaction. Based in Central Washington, he specializes in comprehensive commercial real estate services including acquisitions, sales, leasing, and development across multiple sectors:

- Industrial & Agricultural Properties - From cold storage facilities to processing warehouses
- Retail & Restaurant Development - Including site selection and build-to-suit projects
- Medical & Professional Office Space - Supporting both owners and tenants
- Land Development - Specializing in project-specific site selection and mixed-use developments

As a trusted advisor in Eastern and Central Washington, Daniel has successfully handled diverse commercial transactions ranging from business opportunities and multi-tenant properties to complex industrial developments. His deep understanding of the local market and extensive background in property redevelopment makes him an invaluable partner for investors, business owners, and developers alike. Dan also speaks Spanish.

### EXCLUSIVELY LISTED BY

**Matthew Russell**

517.455.1976

mrussell@aaifg.com

AAI Financial Group, LLC  
819 South 72nd Avenue  
Yakima, WA 98908  
517.455.1976



Text Headline

AAI Financial Group (AAIFG) is our dedicated capital advisory arm that specializes in assisting clients to obtain financing for commercial properties. We are committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources providing the most competitive rates and terms.

We utilize our relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, and agency lenders to provide our clients with a wide range of financing options.

Our dedicated, knowledgeable advisors work to understand you and your goals, gather all of the documents required, provide advice and manage the process from beginning to end while overcoming the challenges of financing.

### Team

Dedicated back-office support team to focus on real estate and financing transactions.

### Capital Access

Access to local, regional and nationwide lenders.

### Efficiency

Company wide operating system servicing real estate and financing utilizing the same team members throughout the transaction.

EXCLUSIVELY LISTED BY

**Matthew Russell**

517.455.1976

mrussell@aaifg.com

