

DOWNTOWN YAKIMA

Office/Warehouse



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\$5,625,000
±86,375 SF Office/Warehouse
Two Parcels Totaling ±1.29 Acres
Yakima, WA

CENTURY
PACIFIC

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920 5th Ave, Suite 400
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PROPERTY OFFERING MEMORANDUM

CenturyPacific, LLLP ("CenturyPacific") has been retained on an exclusive basis by the Yakima Herald Republic ("Seller") to offer for sale a ±86,375 SF office/warehouse building on a site of approximately 1.29 acres of land in Yakima, Washington (the "Property"). The Seller requires that all inquiries and communications with respect to the contemplated sale of the Property be directed to CenturyPacific, LLLP.

On behalf of Seller, CenturyPacific may make certain Property information available to prospective buyers (Recipient). In consideration of the foregoing, and the representations of the Recipient as to its interest in this acquisition opportunity, pursuant to the process set forth below and other good and valuable consideration, the Recipient agrees to the following terms:

1. The Recipient acknowledges that it is a principal or an investment advisor in connection with the possible acquisition of the Property. Seller is offering a commission equal to 2.5% of the sale price to a registered broker with a successful buyer. All fees due to CenturyPacific in connection with the sale of the Property will be paid by the Seller.

2. The Property information (Evaluation Material) to be made available herein is intended solely for Recipient's use in considering whether to pursue negotiations to acquire the Property. Recipient acknowledges that this is not an agreement to sell the Property or an offer of sale. No agreement binding upon the Seller of the Property, or any of its associated or affiliated entities, shall be deemed to exist, at law or equity, until the Seller of the Property enters into a formal written agreement of sale. Seller may, in its sole discretion, reject any or all offers to purchase the Property. Seller's acceptance of any offer is subject to, and contingent on, approval by Seller's Board of Directors.

3. CenturyPacific and Seller do not purport to provide a necessarily accurate summary of the Property or its development potential, nor does it purport to be all-inclusive or to contain all of the information that a prospective buyer may need or desire. Any and all financial projections are based on assumptions relating to the general economy, competition and other factors beyond the control of CenturyPacific and are subject to material variation. Further, the Evaluation Material does not constitute an indication that there has been no change in the business or affairs of the Property, the Seller or CenturyPacific since the date of preparation of this Evaluation Material. Access to information in a document library will be made available to interested prospective buyers. Prior to entering into a binding contract, qualified prospective buyers will have an opportunity to physically inspect the Property in a noninvasive manner.

4. Recipient acknowledges and represents that neither CenturyPacific nor any of its respective officers, principals, agents, contractors have made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of this Evaluation Material or any of its contents, and no legal commitment or obligation shall arise by reason of the Evaluation Material or other marketing materials. Analysis and verification of the information contained in the Evaluation Material is solely the responsibility of the Recipient.

5. The Evaluation Material may contain brief, selected information pertaining to the business and affairs of the Seller in connection with the Property, and has been assembled by CenturyPacific, primarily from information supplied by the Seller or the Seller's consultants. CenturyPacific and Seller do not purport that the Evaluation Materials are all-inclusive or to contain all the information that a prospective purchaser may desire. Neither CenturyPacific nor the Seller make any representation or warranty, expressed or implied, as to the accuracy or completeness of the Property Information and no legal liability is assumed or implied with respect thereto.

6. If you do not wish to pursue acquisition negotiations you agree to discontinue use of the document library, Evaluation Materials and/or any other materials assembled in connection with the Property.

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THE OFFERING

Yakima Herald Republic Property

THE OFFERING

CenturyPacific, LLLP, is pleased to offer for sale the Yakima Herald Republic Property, a ±86,375 SF office/warehouse building on two parcels of land totaling 56,099 SF. The Property is located on N 4th Street between S Sgt Pendleton Way and E Lincoln Ave in Yakima, Washington.

The Property is offered for sale at \$5,625,000.



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PROPERTY DETAILS

Yakima Herald Republic Property

ADDRESS

114 N 4th St
Yakima, WA 98901

PRESENT USE

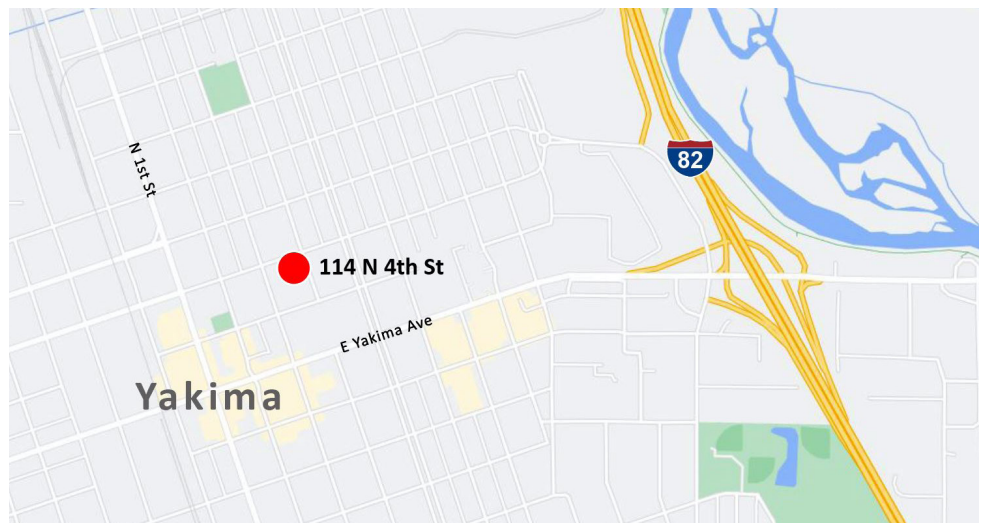
± 38,989 SF Office Space
± 47,386 SF Production/Warehouse Space

PARCELS

Parcel #191319-21513 - Land Area 21,344 SF
Parcel #191319-21409 - Land Area 34,755 SF
±56,099 SF

PROPERTY LOCATION

The Yakima Herald Property is located in the heart of downtown Yakima, just one block north of East Yakima Avenue, and within easy walking distance to hotels, shopping, and other downtown amenities.



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PROPERTY DETAILS

Yakima Herald Republic Property

PROPERTY IMPROVEMENTS

The ±86,375 SF building was constructed in three phases - office, sorting and production. The office space is on two floors and contains ±38,989 SF of individual offices, conference rooms and open space. There is also ±16,212 SF of warehouse space in the office building. The sorting building contains ±11,808 SF of high cube warehouse space. The press building features ±19,366 SF of high cube warehouse space on two floors. The three buildings function as one unit and are accessed from a variety of doors at-grade and two dock-high doors.

Office:	38,989 SF
Industrial/Warehouse:	47,386 SF
Total Building:	86,375 SF
Clear Height:	10'-60'
Dock Doors:	2

ZONING

The Property is zoned CBD-Core Commercial, which accommodates a wide range of commercial uses as well as multi-family residential. The Property is located in a designated Opportunity Zone.

TITLE REPORT

A preliminary title report issued by First American Title Insurance Company is available in the online document library.

BUILDING PLANS

Building plans and specifications are available for review for most of the improvements.

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PROPERTY PHOTOS



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DISCLAIMER

Materials contained in this offering are furnished solely for the purpose of considering the purchase of the Property located in Yakima, Washington; described herein and are not to be used for any other purpose or to be made available to any other person without the express written consent of CenturyPacific and the Seller. The material is based, in part, upon information supplied by Seller and, in part, upon information obtained by CenturyPacific from sources deemed reliable. Summaries contained herein of any legal documents are not intended to be comprehensive statements of the terms of such documents, but rather are outlines of some of the principal provisions contained therein. No warranty or representation, expressed or implied, is made by Seller, CenturyPacific or any of their related entities as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections and conclusions. Interested buyers should be aware that the Seller is selling the Property in "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. It is expected that prospective investors will conduct their own independent due diligence concerning the Property, including such engineering and environmental inspections as they deem necessary to determine the condition of the Property and the existence or absence of any potentially hazardous materials used on the Property.

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