

**FOR SALE  
or LEASE**

**Cold Storage/Industrial  
Complex With Acreage**



Offered at:  
Available:

\$1,900,000 or \$18,000/month, NNN  
28,088SF on 5.35 acres +/-

8603 Ahtanum Road  
Yakima, WA 98908

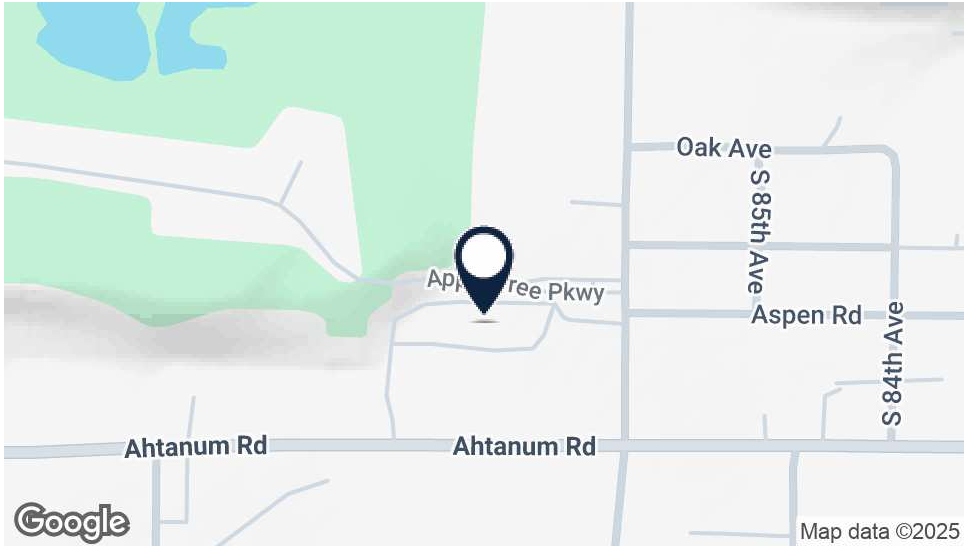
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# Executive Summary



## OFFERING SUMMARY

Sale Price:	\$1,900,000
Lease Rate:	\$.64/SF/month, NNN
Total Building Size:	28,088SF +/-
Lot Size:	5.35 acres +/-
Sale Price/SF:	\$67.65/SF +/-
Years Built:	1972 & 1975
Zoning:	B-2
Parcel Numbers:	181206-23019 & 23028

## PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to purchase or lease a cold storage facility that includes significant yard space suitable for expansion or bin storage and that also includes a freestanding office building with a scale and a pair of freestanding storage buildings.

Located just south of Apple Tree golf course and resort, the property has historically been utilized for agricultural purposes but has recently been rezoned to a more flexible traditional commercial zoning, opening the property up to numerous potential uses, including mini-storage or recreational uses that may be supported by the nearby residential developments.

Property is fully fenced and secured and includes a recessed loading dock for the yard area.

## Survey



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# Highlights

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## PROPERTY HIGHLIGHTS

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- Main building is approximately 19,968SF and has 6 ammonia based cold storage rooms, each being approximately 78' x 38.5' with 24.5' ceilings.
- Additional buildings include an approximately 1,728SF office building, 5,472SF storage building and 920SF storage building.
- Significant excess land area provides future expansion opportunities or yard/bin storage, which includes a concrete pad estimated to be approximately 1.29 acres.
- Recessed loading dock for the concrete yard area.
- Fully fenced and secured.



## Additional Photos





## Additional Photo





## Additional Photo





## Additional Photo





## Additional Photo





# Aerial

