



**COLDWELL
BANKER
COMMERCIAL**

Lexington Warehouse

512 S 2nd Avenue - Yakima, WA

Secure Industrial Warehouse Space

9,300 sf



- **9,300 SF Office/Warehouse Building -**
- 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
- Will Remodel to Suit

APN - 191319-33012

- **\$.75 PSF Month Net Lease Rate**

DANIEL TILLEY

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All information contained herein is deemed reliable but not guaranteed



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Shatter Resistant Glass Store Front

Property Description

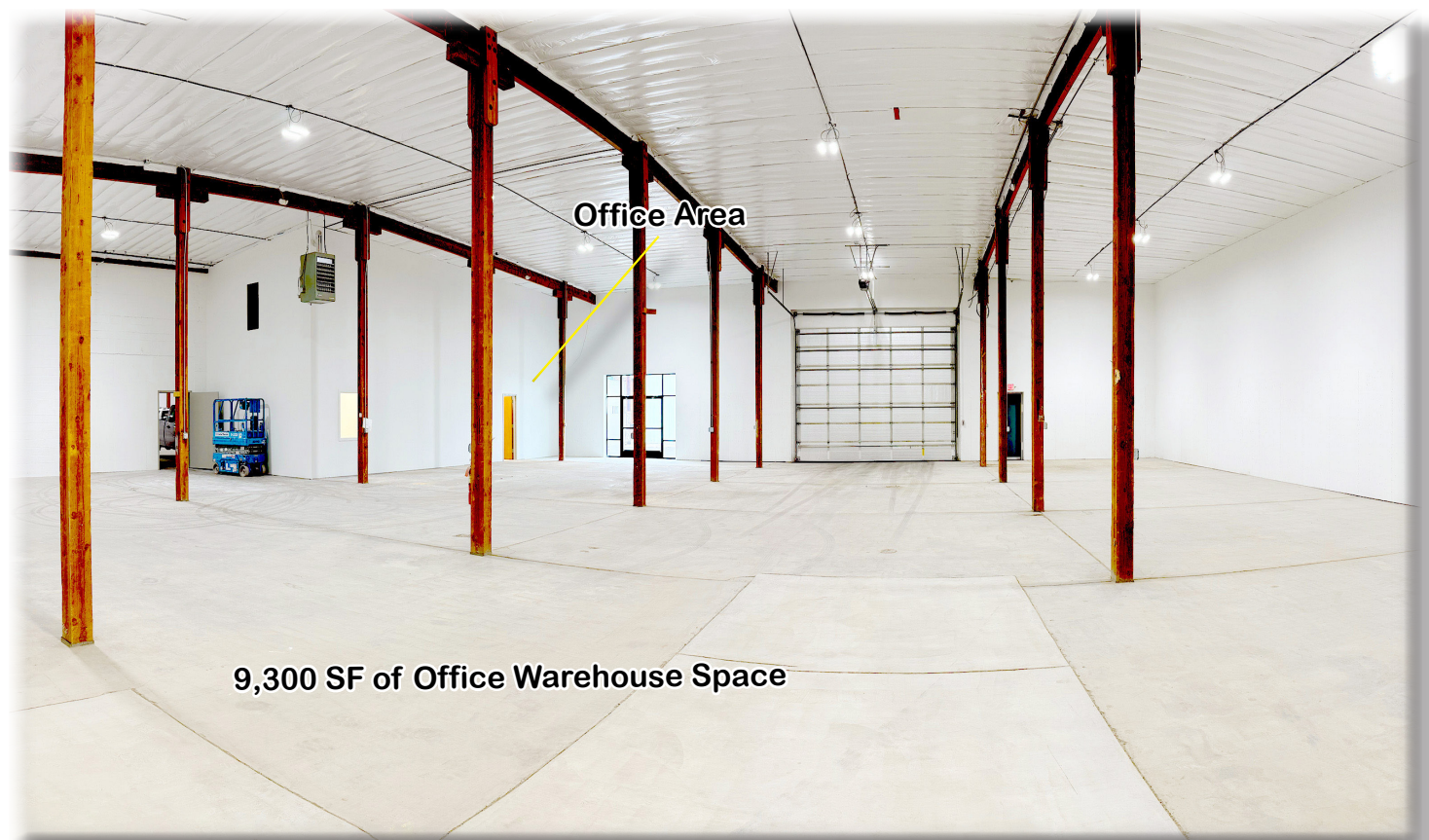
The property has secure access through the front only through a steel door, an 8' x 8' secure glass storefront with steel roll down security door for night protection. Outside is fully illuminated with high intensity security lights. Property was completely rebuilt in 2023 - new 600 amp, 240v - 3 phase 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.



Steel Roll-down Security Door

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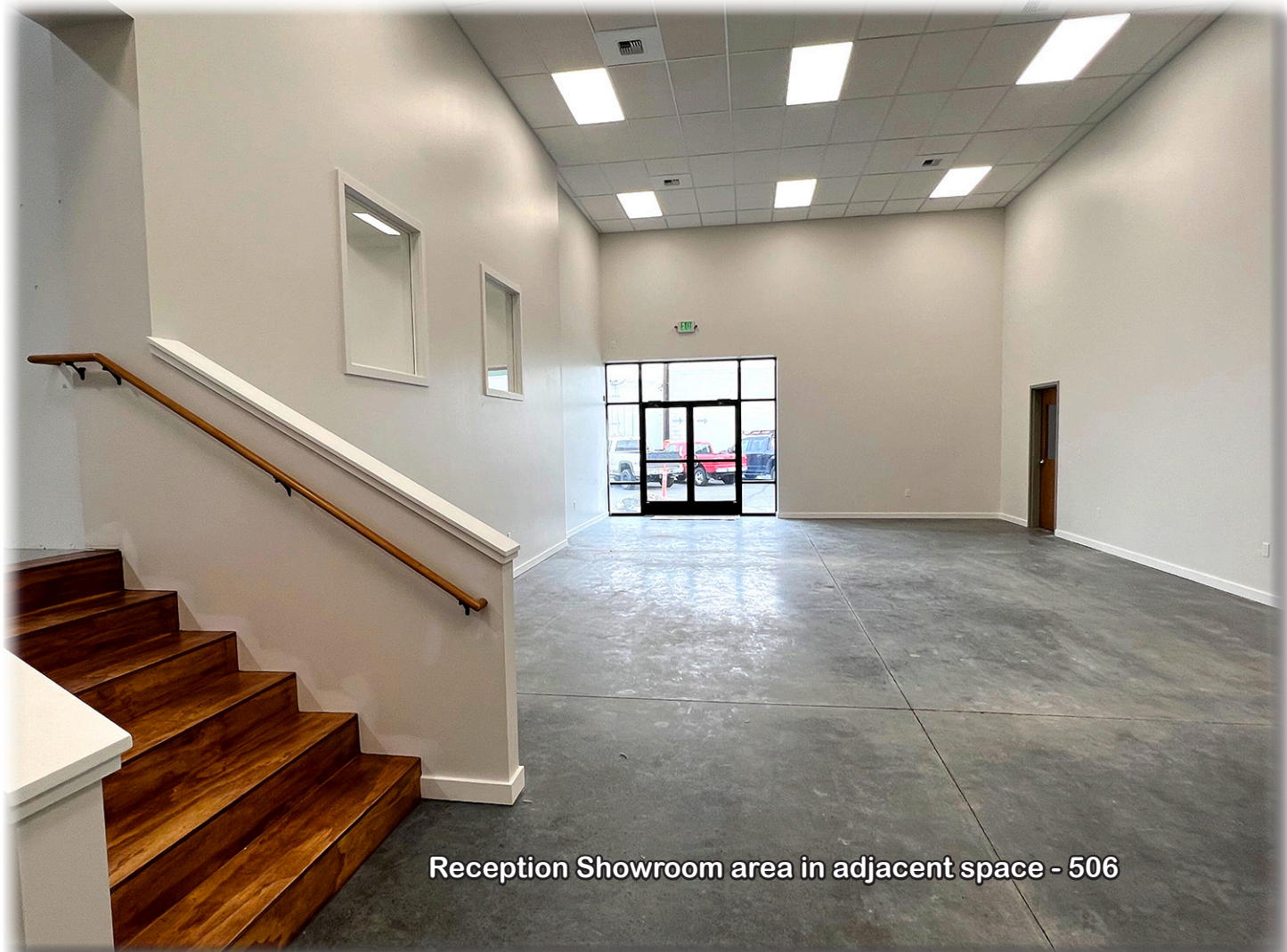




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Reception Showroom area in adjacent space - 506

Opportunity for a Reception Showroom area can be included in lease

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