

FOR SALE

**Industrial Acreage
With Highway Frontage**

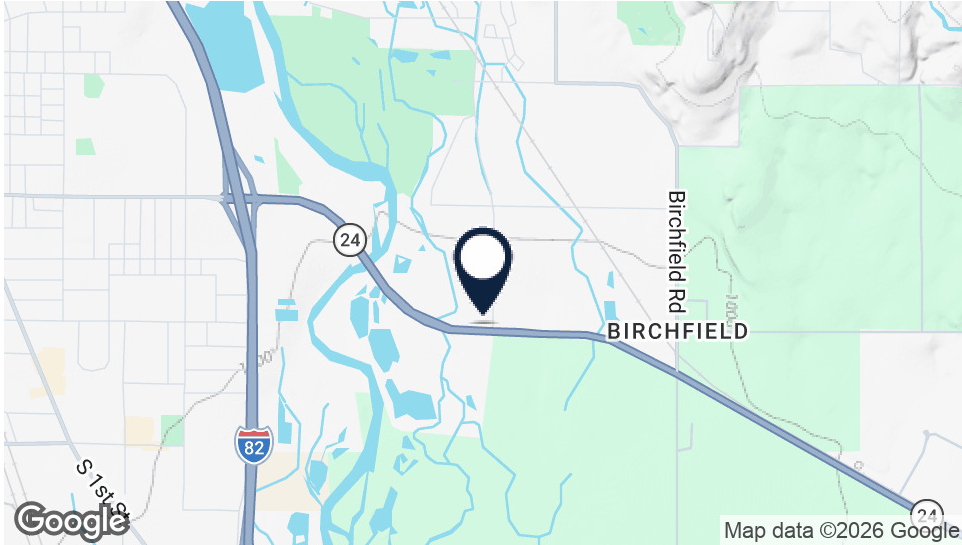


Offered at: \$2,221,560
Size: 14.82 acres +/-

University Parkway @ Hwy 24
Yakima, WA 98901

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,221,560
Total Size:	14.82 acres +/-
Developable Area:	12.75 acres +/-
Zoning:	M-1
Parcel Number:	191328-43007

PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to purchase a flat and level light industrial zoned site at a prime location that is prime for development. Located in an established and growing industrial submarket area, the property is located at the busy controlled intersection of Highway 24 and University Parkway and benefits from quick proximity to Yakima while being just minutes away from Interstate 82.

The combination of flexible zoning, strong location and available infrastructure support a variety of potential uses. Major utilities are believed to be at or near the property lines, however, buyer is to satisfy themselves as to the availability and capacity of such.

While the total land area consists of approximately 14.82 acres, a buffer area exists from Blue Slough Creek along the western boundary, therefore for purposes of this marketing effort, it's assumed the developable area is approximately 12.75 acres and the asking price equates to approximately \$4/SF attributable to the approximately 12.75 acres.

Highlights



PROPERTY HIGHLIGHTS

- Prominently located in an industrial growth area at a controlled intersection with Hwy 24 frontage and quick access to Interstate 82.
- Flexible zoning and location support a variety of potential uses.
- Flat and level site with significant frontage along both Hwy 24 and University Parkway.
- Utilities are believed to be available at or near the property lines, however, buyer is to satisfy themselves as to the availability of such.
- Offered price equates to approximately \$3.44/SF to the entirety or \$4/SF attributable to the estimated developable area of approximately 12.75 acres.
- Property is currently located within the 100-year flood plain.

Additional Photo



Additional Photo



Aerial

