



401 E S ST
YAKIMA, WA 98901

PROPERTY SUMMARY

\$0.70/Sq. Ft. NNN

Price

20,000 Sq. Ft.

Building Size

Light Industrial

Zoning

8,000 Sq. Ft.

Available for Lease

0.46

Acres

**Office, Bathroom,
and Roll-up door**

Inclusions

This industrial property offers a prime location with easy access to Interstate 82 and high visibility. It features 20,000 square feet of space, with 8,000 square feet available for lease. Key amenities include 460v/200amp 3-phase power that is separately metered, a small office, bathroom, and a 14-foot roll-up door. With a ceiling height of 19 feet at the peak and 12 feet at the eaves, it provides ample vertical space. The property is zoned for light industrial use and includes amenities like roll-up and drive-in doors, paved parking, and sturdy construction. Lease terms are available at \$0.75 per square foot NNN. Overall, it's an ideal choice for businesses seeking a functional and conveniently located industrial space.





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