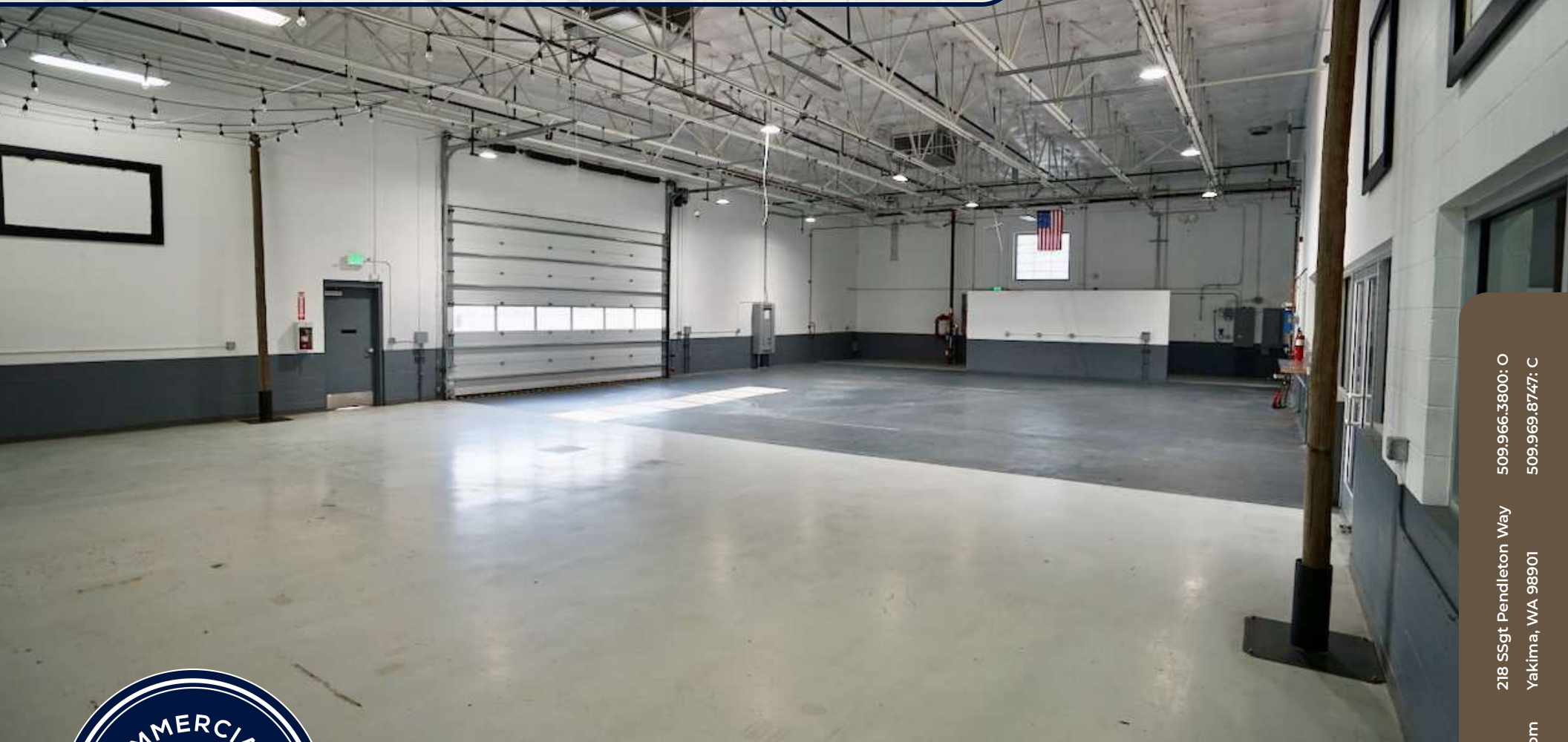


# FOR LEASE | Warehouse/Flex Space



Offered at:  
Available:

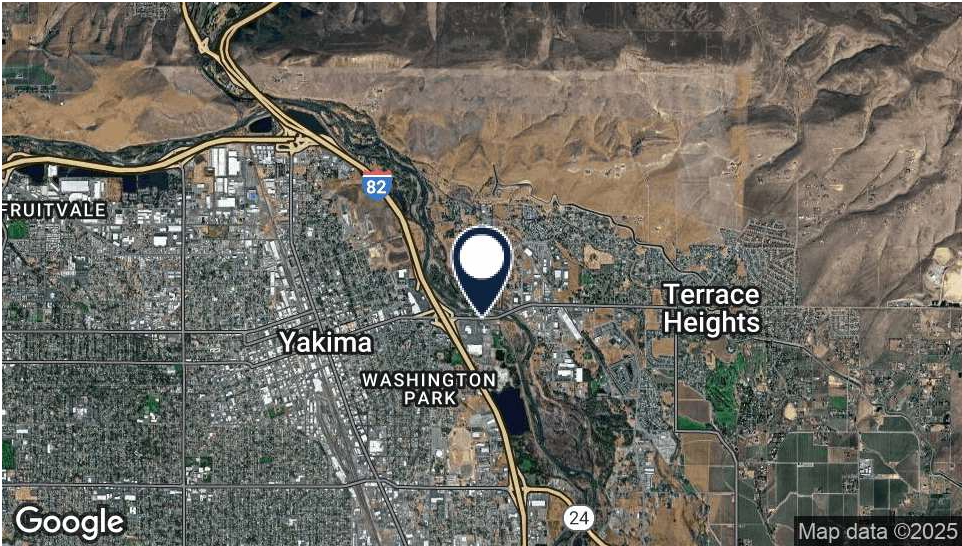
\$9.00/SF, NNN  
4,132SF

1702 East Yakima Avenue  
Yakima, WA 98901

218 SSgt Pendleton Way  
Yakima, WA 98901  
509.966.3800: O  
509.969.8747: C

Chris Sentz  
csentz@almoncommercial.com

# Executive Summary



Lease Rate	\$9.00/SF, NNN
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## OFFERING SUMMARY

Building Size:	14,758SF
Available SF:	4,132SF
Lot Size:	1.79 acres
Year Built:	2005
Renovated:	2024
Zoning:	Commercial

## PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease the warehouse space located off East Yakima Avenue, directly off I-82, Exit 33. This is a well-established high traffic area, with a mix of big box users such as Walmart Super Center, Target, ROSS and Planet Fitness. Others include Harvest Chevrolet / Honda along with a mix of restaurants and hotels with immediate access to the on and off ramps traveling both directions on I82.

## PROPERTY HIGHLIGHTS

- 4,132 SF Previous Brewery Space
- Immediate I-82 access with on/off ramps in both directions
- Fully sprinklered building
- 34,591 VPD
- Hard Corner Location
- Floor Drains
- 12' Roll up door



# Retailer Map

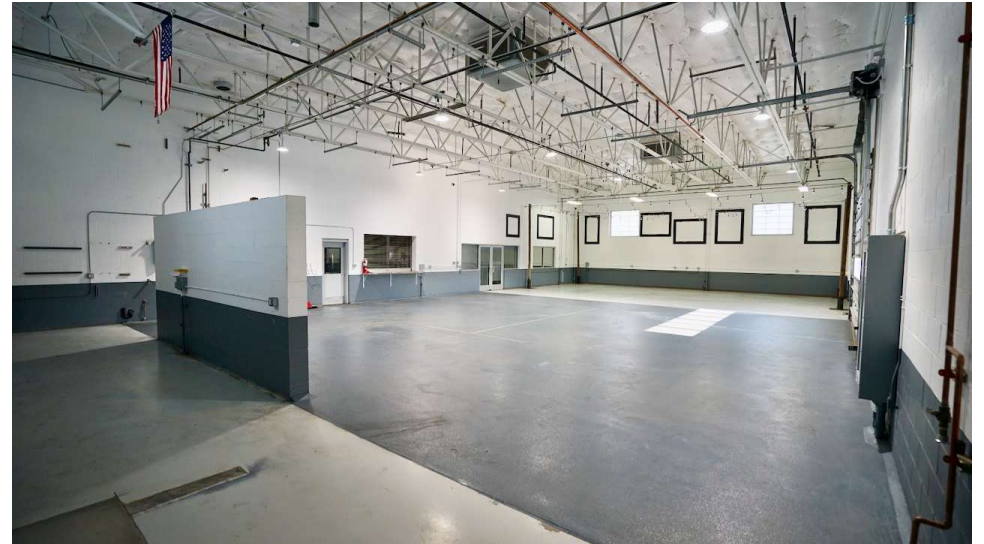
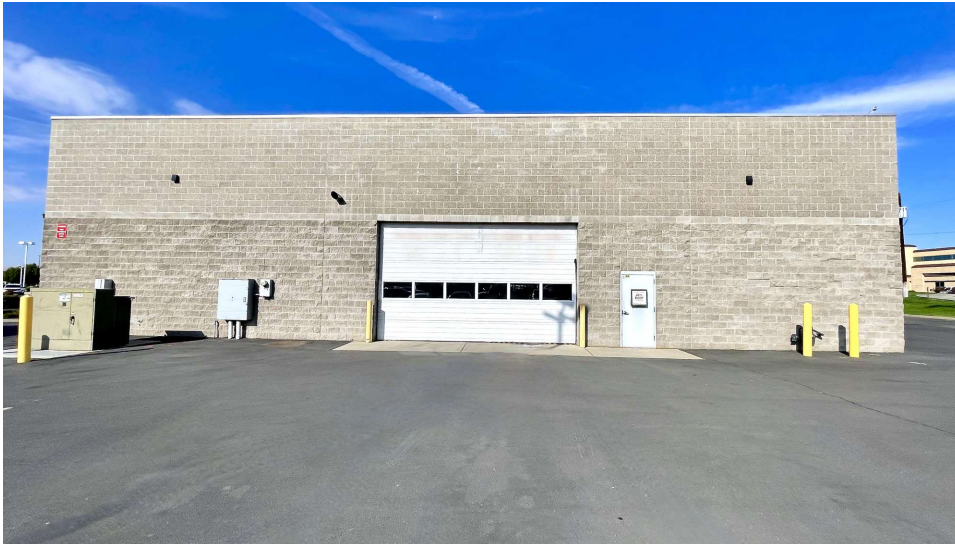




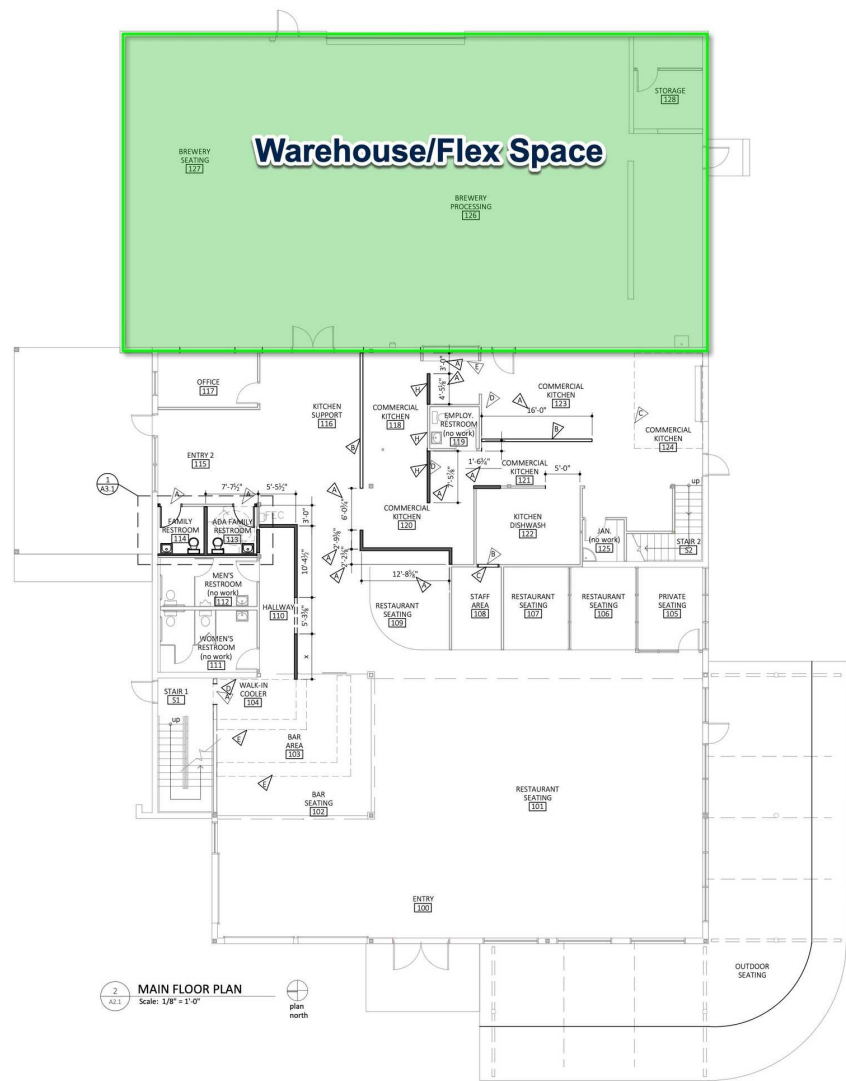
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## Warehouse/Flex Space Photos

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# Floor Plan



# Meet The Team



**CHRIS SENTZ**

Broker

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Broker

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