

FOR LEASE

Steel Frame Flex Warehouse Space



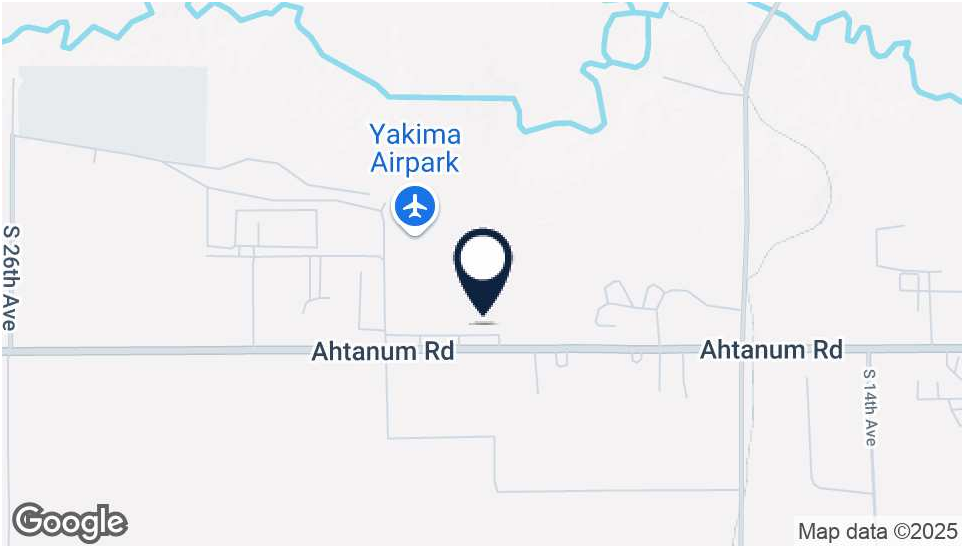
Offered at:
Available:

\$.75/SF/month, NNN
5,396SF +/-

2003 Ahtanum Rd
Yakima, WA 98903

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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$.75/SF/month, NNN
Monthly Base Rent:	\$4,047/month, NNN
Available SF:	5,396SF +/-
Estimated NNN's/CAM's:	\$.11/SF/month
Zoning:	M-1
Parcel Number:	181202-23412

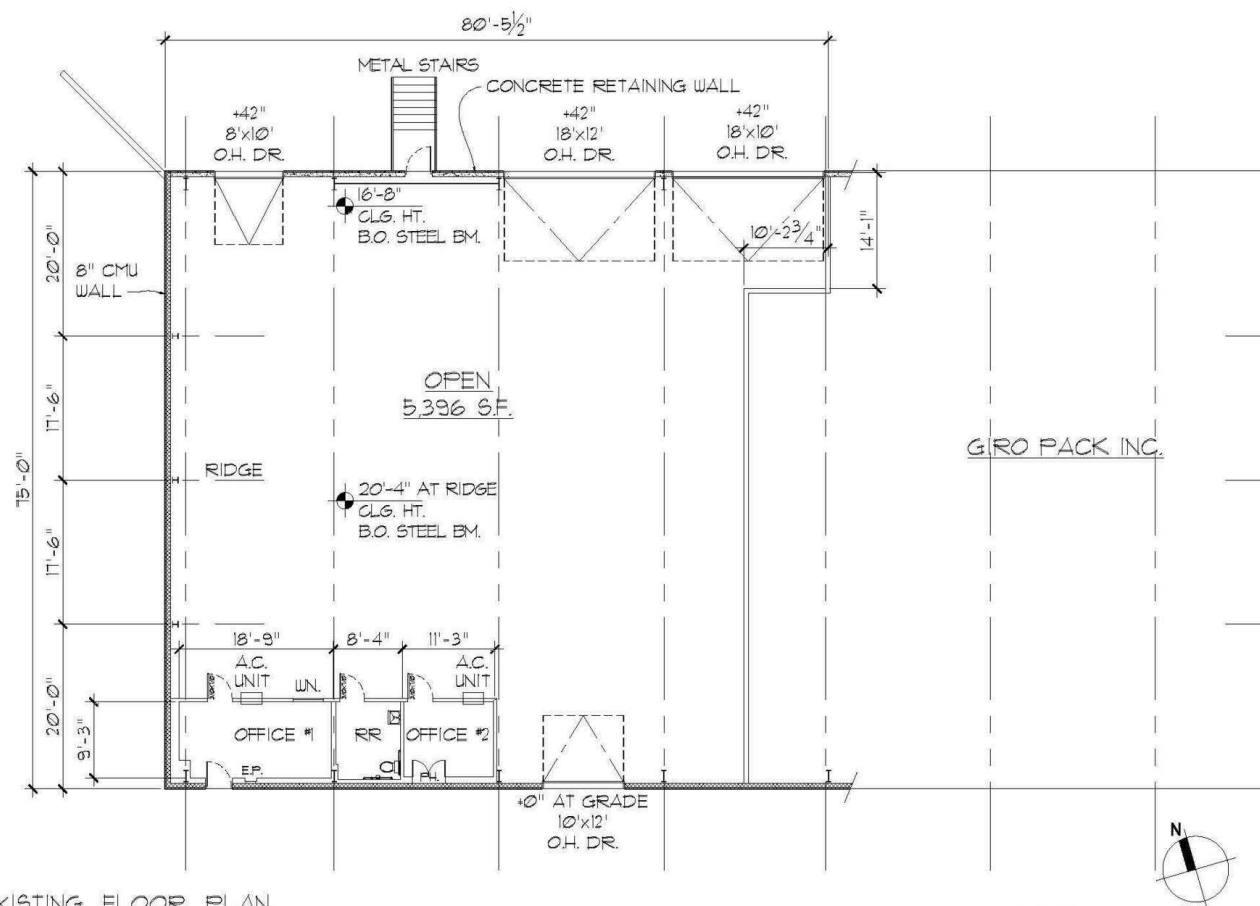
PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease an approximately 5,396SF space within a 2-tenant steel frame warehouse shared with Interstate Battery.

Located in an established, vibrant and fully occupied industrial park on the south side of the airport with numerous similar buildings nearby, this space offers the typical amenities expected of a steel frame flex warehouse space with the added benefit of exposure, visibility and access from a primary commercial arterial.

The space includes 1 ground level loading door in the front and 3 dock high loading doors in the rear, has 16-foot clear span ceiling height (20-foot peak height), is heated and insulated, has approximately 350SF of office space and a secured, fenced yard.

Floor Plan



EXISTING FLOOR PLAN

SCALE: 1/16" = 1'-0"

EXISTING BUILDING:

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■ 2003 Ahtanum Road

YAKIMA, WA 98903

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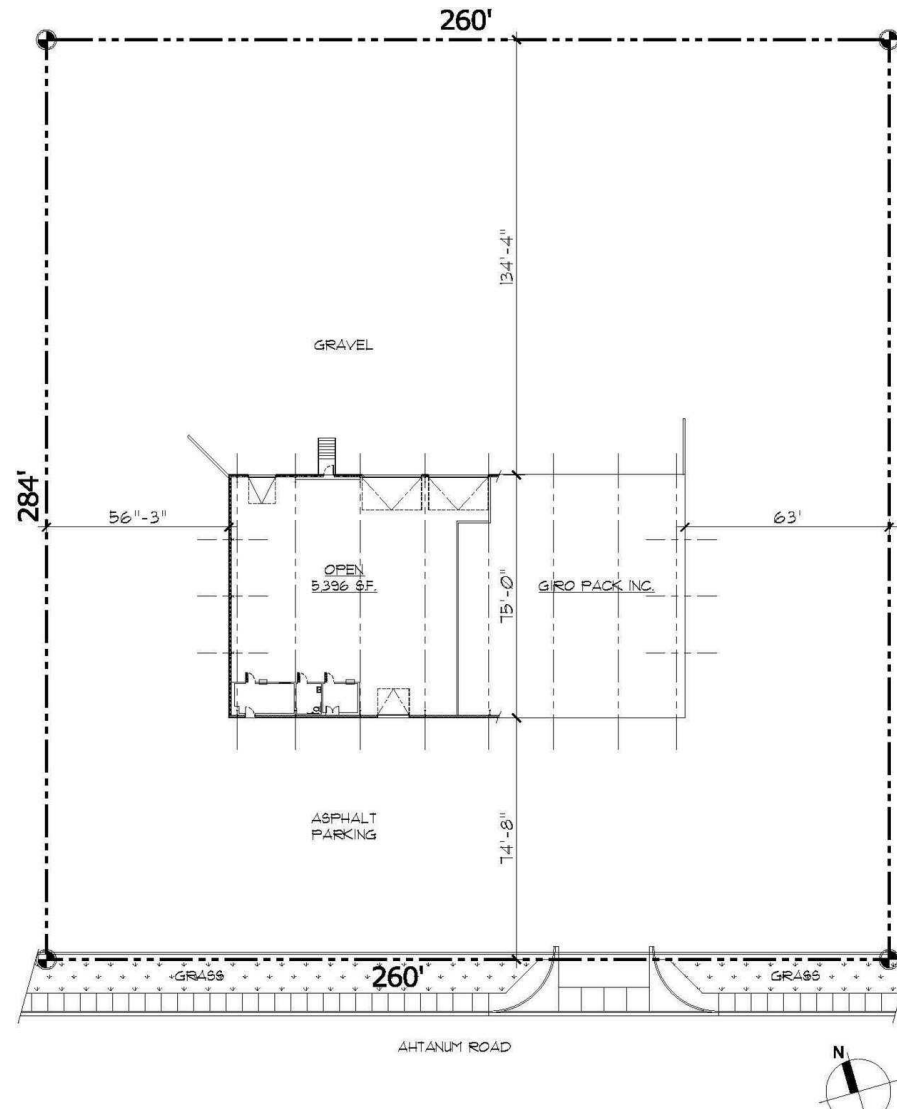
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Site Plan



Highlights



PROPERTY HIGHLIGHTS

- Difficult to find traditional steel frame flex warehouse space in this size range that rarely hits the market.
- Clear space ceiling height of 16-feet at the eaves and 20-feet at the center.
- One 12-foot wide ground level loading door in the front of the building and three dock high doors ranging from 8-feet, 12-feet and 18-feet wide.
- Heated and insulated and includes approximately 350SF of office space.
- Secured and fenced yard area at the back of the building.

Additional Photos

