

**INDUSTRIAL BUILDING FOR LEASE**  
**24,000 SF WAREHOUSE WITH SHOWROOM**

2501 RIVER ROAD—YAKIMA WA



**OFFERED AT .80 SF/MONTHLY PLUS NNN**

**KELLER WILLIAMS YAKIMA VALLEY**  
1017 S 40th Ave—Yakima, WA 98908



**OFFERED BY:**

**ROB TRANCH, COMMERCIAL BROKER**

(509) 833-3162—MOBILE  
robtranch@kw.com



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# PROPERTY OVERVIEW

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24,000 SF OF AVAILABLE SPACE WHICH IS BROKEN INTO TWO WAREHOUSE SPACES (11,500 SF/9,300 SF), 1,600 SF OF SHOWROOM AND 1,600 SF OF MEZZANINE/BREAKROOM/OFFICES ON 2ND FLOOR. THE 11,500 SF SPACE FEATURES 22'9" CEILING AND THE 9,300 SF SPACE HAS 29' CEILING. THE ENTIRE BUILDING HAS A SPRINKLER SYSTEM. (2) 14' RAMPED LOADING BAY DOORS, (4) 10' LOADING BAY DOORS. POTENTIALLY DIVISIBLE BY 14,200/9,300 WITH OWNER AS OCCUPANT OF THE 9,300 SPACE. 208V 3 PHASE POWER. LOT SIZE IS 1.24 ACRES.

## OFFERING SUMMARY

<b>LEASE RATE:</b>	<b>\$0.80/SF PLUS NNN MONTHLY</b>
<b>BUILDING SIZE:</b>	<b>24,000 SF</b>
<b>AVAILABLE SF:</b>	<b>24,000 SF (ENTER BUILDING)</b> <b>14,200 SF (WEST WAREHOUSE)</b>
<b>LOT SIZE:</b>	<b>1.24 ACRES</b>
<b>YEAR BUILT:</b>	<b>1992</b>
<b>ZONING &amp; PARCEL#:</b>	<b>M-1, 181314-21418</b>
<b>MARKET:</b>	<b>YAKIMA</b>

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**24,000 SF WAREHOUSE WITH SHOWROOM**  
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**9,300 SF WITH 29' CEILING AND INSULATION**  
2501 RIVER ROAD—YAKIMA WA

**kw** YAKIMA  
VALLEY  
KELLERWILLIAMS®



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**11,500 SF—3,200 SF SHOWROOM/OFFICES**  
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## CONVENIENTLY LOCATED

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## 6 LOADING BAYS AND DOCKS

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