

FOR SALE

Yakima Valley Manufacturing & Distribution Warehouse



Offered at:
Size:

\$10,900,000
217,700SF on 8.92 acres +/-

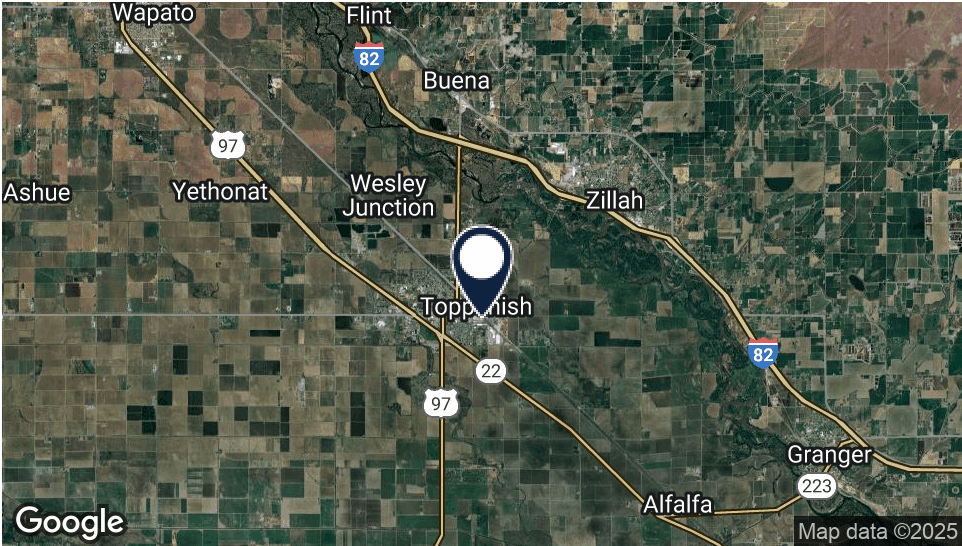
**45 East 3rd Ave
Toppenish, WA 98948**

509.966.3800: O
509.961.7575: C

218 SSgt Pendleton Way
Yakima, WA 98901

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$10,900,000
Building Size:	217,700SF +/-
Sale Price/SF:	\$50.07/SF +/-
Lot Size:	8.92 acres +/-
Zoning:	M-2
Parcel Numbers:	201010-21006 & 21007

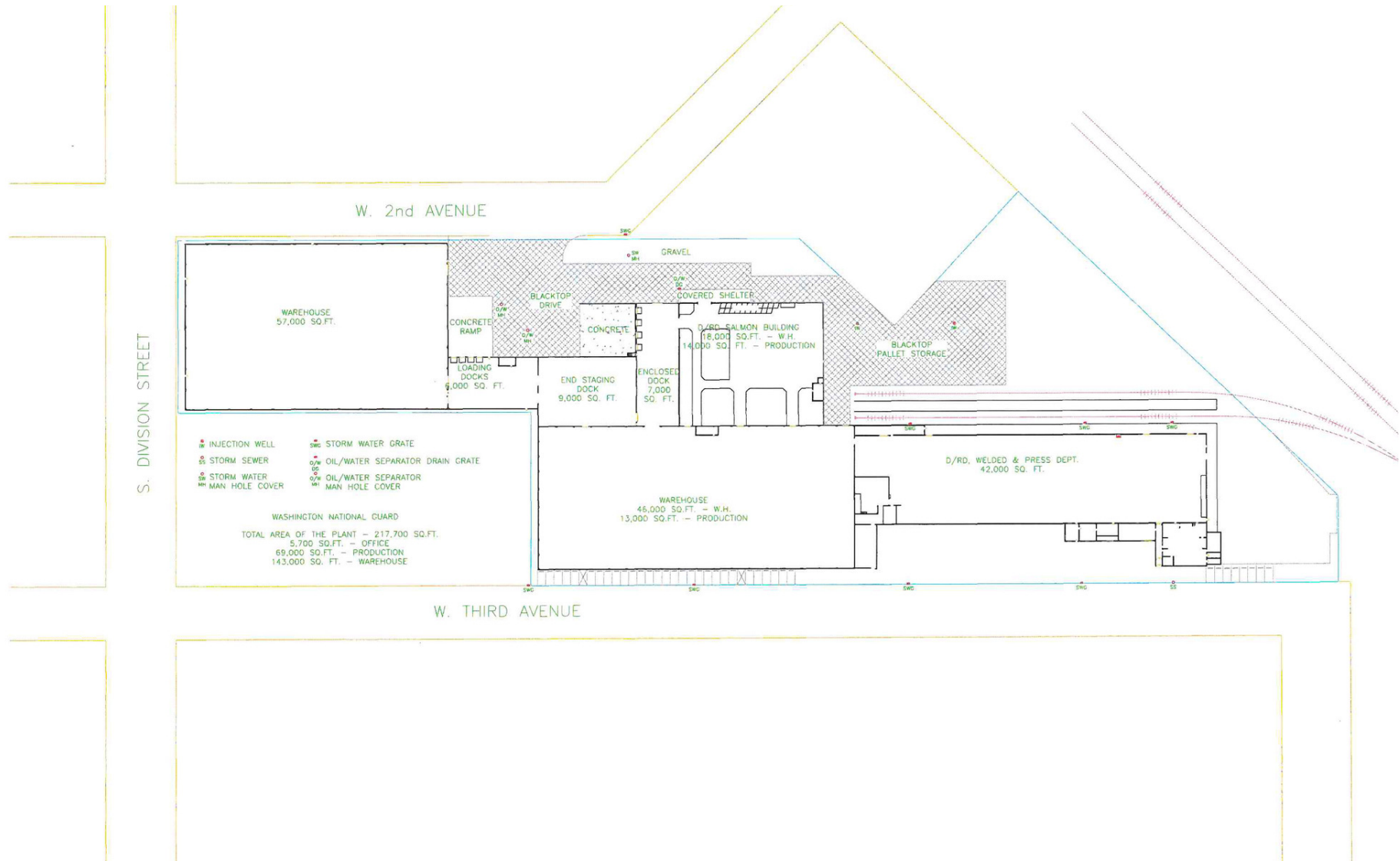
PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to purchase a flexible warehouse strategically located in Central Washington with strong access to both I-82 and Highway 97.

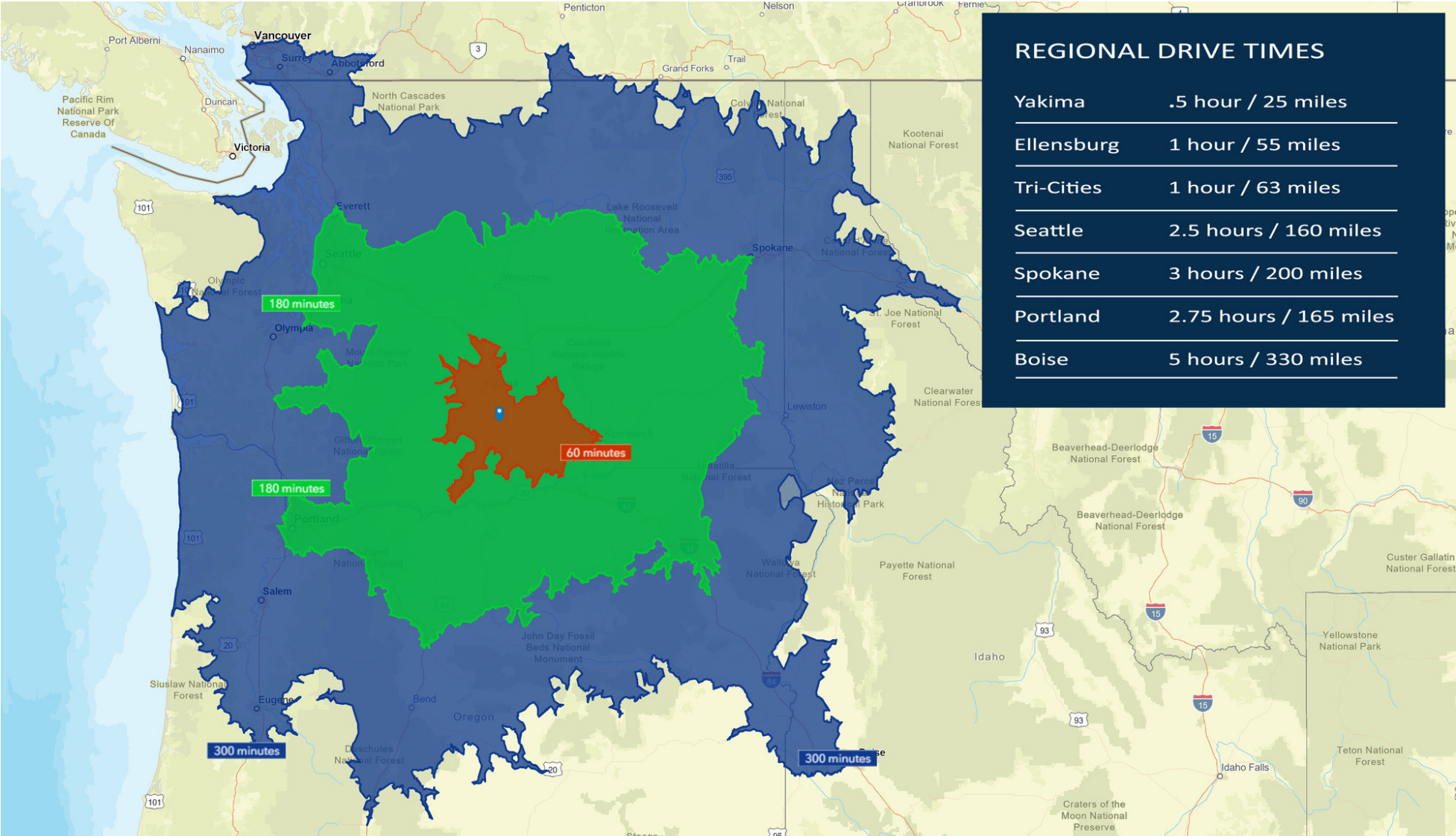
Historically owned and occupied by Silgan Containers as a food grade production, manufacturing and distribution facility, the building boasts a combination of heavy power with 4,400 total amps, fluctuating ceiling heights ranging between 18' of clear height in the manufacturing area up to 37' in the distribution areas, a direct rail spur and 16 vehicle doors, including 9 recessed loading docks.

Constructed in phases between 1954 to 2010, the building blends modern industrial amenities within the newer steel frame and concrete tilt-up distribution areas with a well-maintained and functional older manufacturing area, which combine to provide an affordable entry point of only approximately \$50/SF.

Site Plan



Regional Drive Times (1, 3 & 5 Hour)



Highlights



PROPERTY HIGHLIGHTS

- Strong highway and interstate access being less than 1-mile to Highway 97 and 4.5 miles to Interstate 82.
- Clear ceiling heights ranging from 18' up to 37' with the majority of the newer distribution areas consisting of between 29' and 37'.
- 8 recessed loading docks and 8 ground level vehicle doors (16 total vehicle doors).
- Active rail spur to the building.
- 4,400 amps (three services of 1,600 amps, 1,200amps and 400 amps) with 3-phase and 480V, excepting the 400 amp service is at 120/240V.
- Approximately 143,000SF of distribution/warehouse space, 69,000SF of production/manufacturing space and 5,700SF of office space.
- Newer LED lighting throughout.
- Wet sprinkler system servicing the interior of the building and a dry sprinkler system servicing a portion of the exterior.

Building Specs

Area	Size +/-	Type	Ceiling Height	Dock Doors	Ground Doors
A	57,000SF	Warehouse/Distribution	37' - 44'		1
B	54,000SF	Warehouse/Manufacturing	24'	8	2
C	59,000SF	Warehouse/Manufacturing	29'		3
D	47,700SF	Manufacturing/Office	18'		2



Interior Photos



Additional Photos



Additional Photo



Aerial

