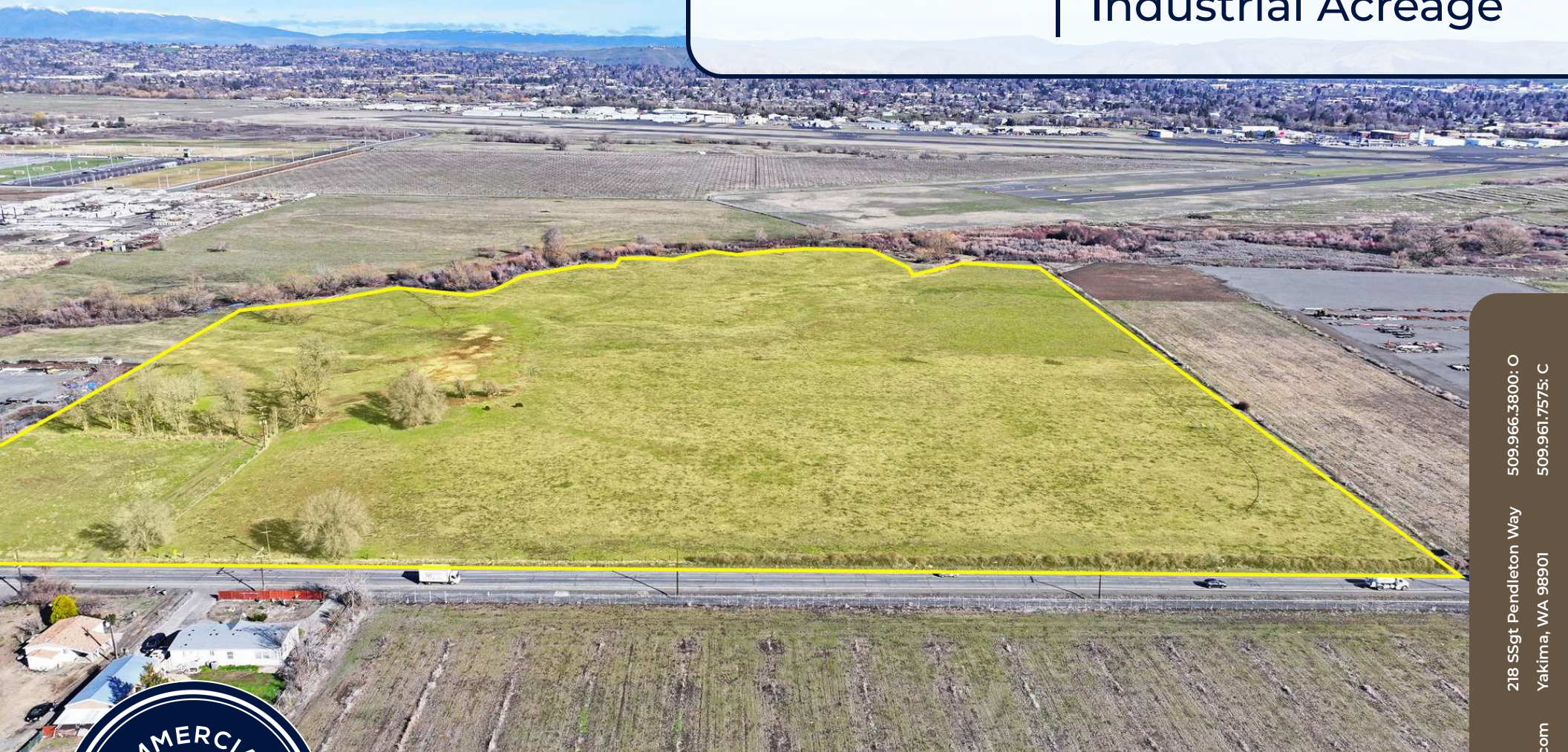


FOR SALE

**Prime Large
Industrial Acreage**



Offered at: \$4,285,000
Size: 32.79 acres +/-

S 33rd Ave @ Ahtanum Rd
Yakima, WA 98903

218 SSgt Pendleton Way
Yakima, WA 98901
509.966.3800: O
509.961.7575: C

Bill Almon, Jr.
wcalmon@almoncommercial.com

Executive Summary



OFFERING SUMMARY

Sale Price:	\$4,285,000
Land Area:	32.79 acres +/-
Sale Price/SF:	\$3/SF
Zoning:	M-1
Parcel Number:	181203-13405

PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to purchase a large flat and level light industrial zoned site at an attractive price.

Located in the county just outside city limits, the property has significant frontage along Athanum Rd and is well-located near an established and expanding industrial growth area, and is also near the airport and Sozo Sports Complex, while being outside the airport safety overlay.

The flexible zoning and strong location support a variety of potential traditional industrial uses including, but not limited to, manufacturing, warehouse, mini-storage, RV storage, etc.

Highlights



PROPERTY HIGHLIGHTS

- Nicely situated in a prominent industrial core area and near both the airport and Sozo Sports Complex.
- Water appears to be available on Ahtanum Rd and sewer appears available on the back side of the property, however, buyer is to satisfy themselves as to the availability of such.
- Property lies outside of the airport safety overlay, therefore is not negatively impacted by such.
- Flexible zoning and location supports a variety of potential uses, including manufacturing, warehouse, mini-storage, RV storage, etc.
- Portions of the back of the property are impacted by a buffer area from a creek and floodplain/way areas, which are reflected in the price.
- Flat and level site with prominent frontage and access from Ahtanum Rd.

Additional Photo



Additional Photo

