



# 645 Keys Rd

YAKIMA, WA 98901

**FOR LEASE:**  
INDUSTRIAL  
WAREHOUSE  
9,500 SF+3,200 SF  
\$0.70/SF/MONTH  
NNN

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. AAI Financial Group, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. AAI Financial Group, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions,vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by AAI Financial Group, LLC in compliance with all applicable fair housing and equal opportunity laws.

## EXCLUSIVELY LISTED BY

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SECTION 1

# Property Information



# Property Summary



## Property Description

Discover a prime leasing opportunity at this exceptional property in Yakima, WA. With 9,500 square feet in building one, including three (3) private offices, a break room and two (2) restrooms and expansive warehouse options, tenants have an ideal workspace. The second building of 3,200 square feet has a two drive throughs for truck repair, with two (2) offices and a bathroom. The property offers ample parking, high ceilings, and state-of-the-art facilities for seamless operations. A dedicated loading area and easy access to major transportation routes ensure efficient logistics. This property is positioned to elevate your business to new heights, offering a prestigious address and a professional environment tailored to meet your specific needs.

## Property Highlights

- 9,500 square feet, 2,000 square feet of office space, plus 3,200 sf truck repair facility
- Three (3) dock high loading doors, one (1) grade level door / two (2) grade level doors
- Ample parking and high ceilings
- Three (3) private offices, break room, two (2) restrooms / two (2) offices, one (1) bathroom
- 400 amp service
- 4.75 Acre Lot: Entire area fenced in
- Easy access to major transportation routes
- NNN Lease

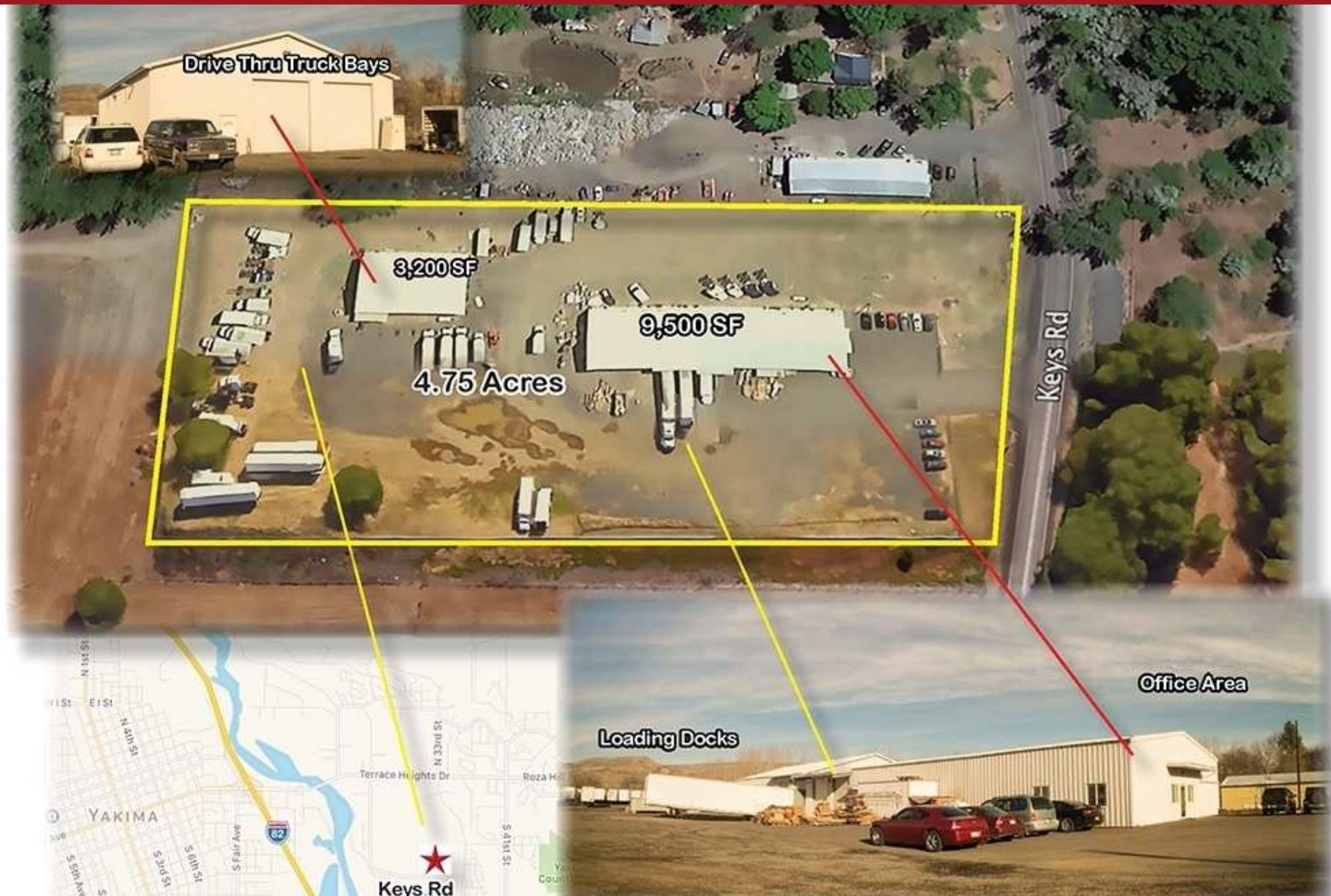
## Offering Summary

Lease Rate:	\$0.70 SF/month (NNN) = \$8,890/month
Available SF:	9,500 SF / 3,200 SF
Office SF:	2,000 SF / 240 SF
Potential Custom Build:	7,500 SF
Dock High Loading Doors	3 / 0
Grade Level Loading Doors	1 / 2
Year Built:	2003 / 2008
Parcel Number:	191321-32014

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	38	269	1,543
Total Population	84	592	3,832
Average HH Income	\$70,075	\$70,075	\$70,361



# Property Summary



# Property Description



## Property Tax Costs

Parcel Number: 191321-32014

Property Taxes 2024: \$12,096.83

## Utilities Costs

Average Utilities Costs:

Water and Sewer – private systems – Well and Septic – (part of the electric bill)

Propane – \$1,000 per fill-up -usually one tank last the season

Electricity – average \$250.00 per month



# Lease Info



## Lease Information

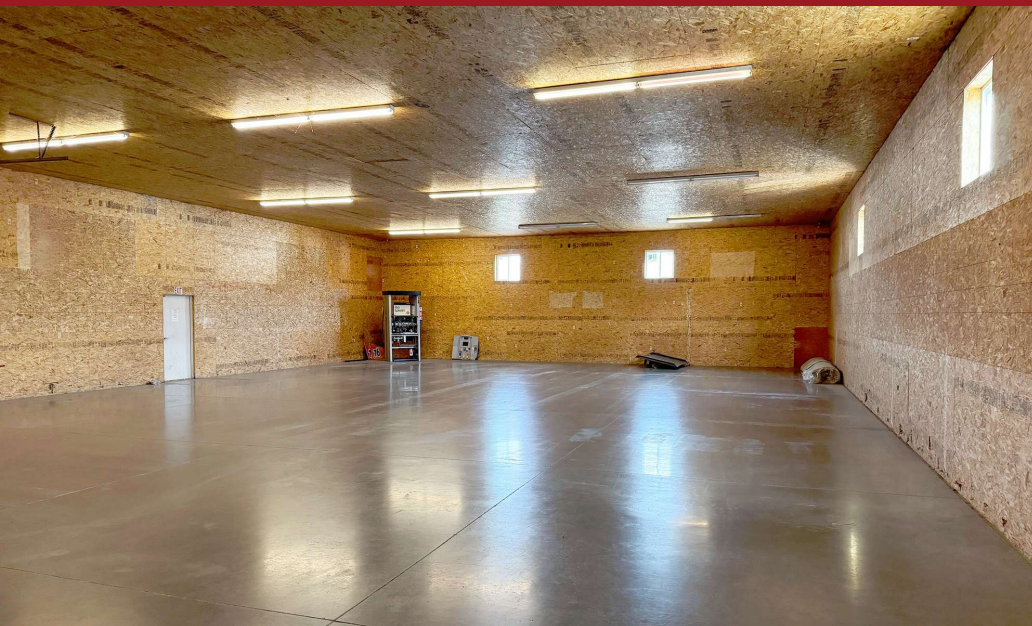
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	9,500 SF / 3,200 SF	Lease Rate:	Combined \$0.70 SF/month = \$8,890/month

## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
645 Keys Road	Available	9,500 SF	NNN	\$0.65 SF/month	Includes 2,000 square feet of office space, three (3) dock high loading doors, one (1) grade level door, three (3) private offices, break room, two (2) restrooms, 400 amp service. An additional 7,500 SF of space can be built by owner if desired.
645 Keys Road	Available	3,200 SF	NNN	\$0.85 SF/month	3,200 square feet, double drive-thru truck repair shop with 2 offices of approximately 120 square feet each and a bathroom



## Additional Photos



Warehouse North End



Warehouse South View



Warehouse West Wall



Add text here...



## Additional Photos



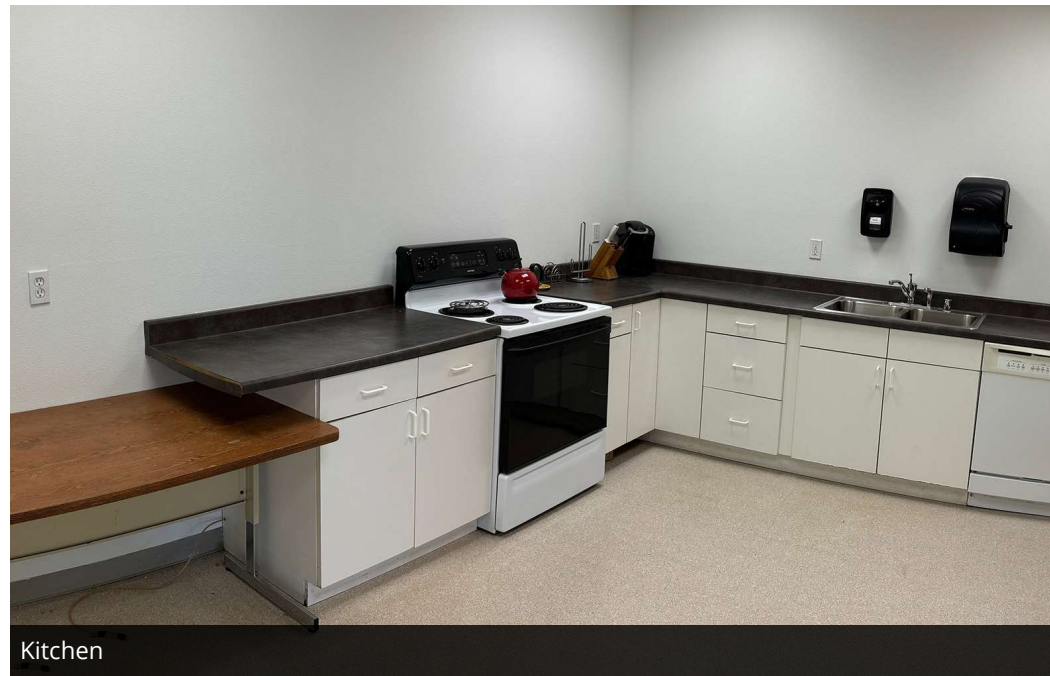
Reception



Reception



Office 1 of 3



Kitchen



## SECTION 2

# Location Information





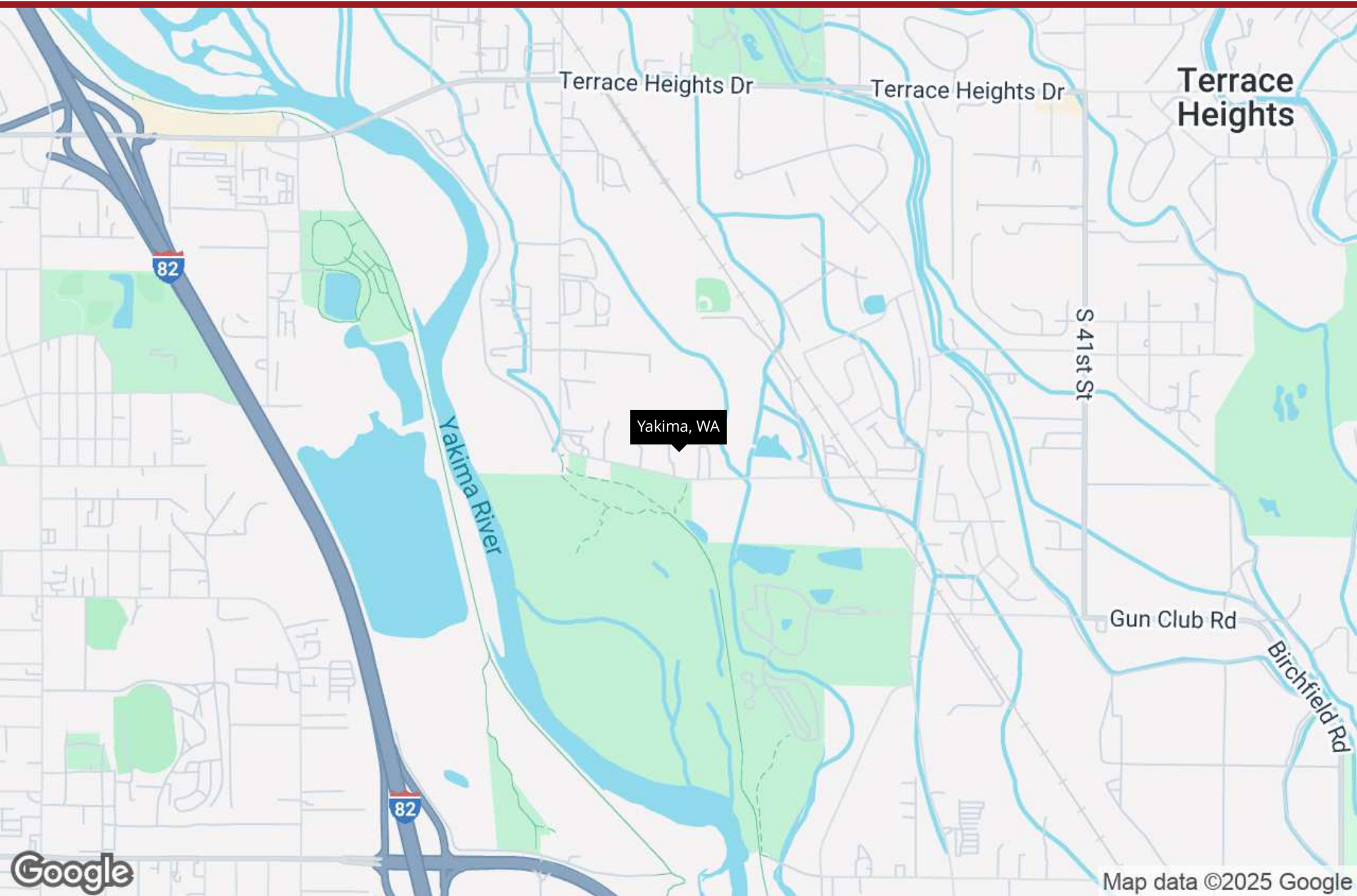
# Property Description



## Location Description

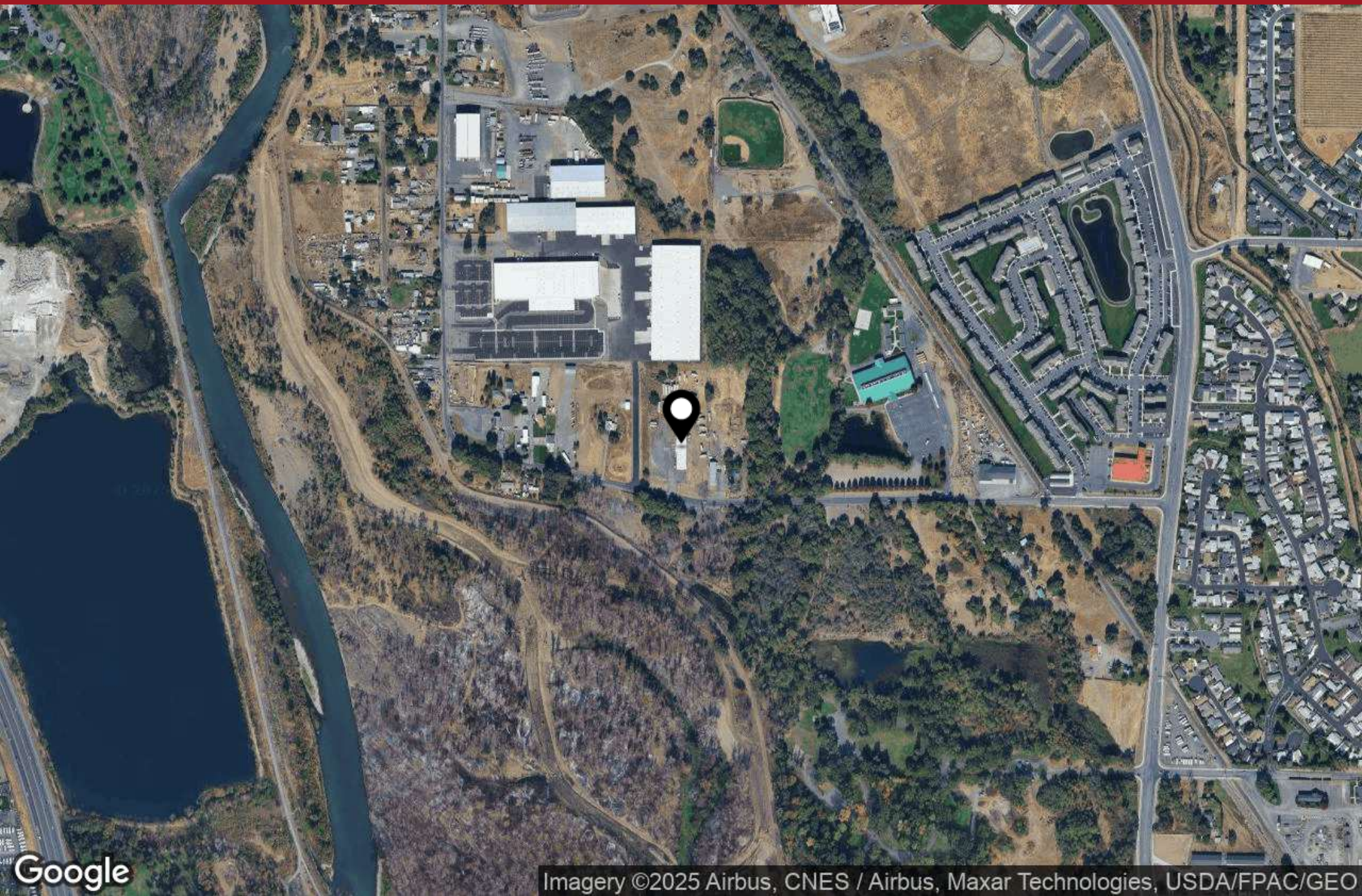
Situated in the bustling Yakima Valley, the location offers a wealth of amenities and transportation connections for commercial tenants. The property is just a short drive from downtown Yakima. Convenient access to major transportation routes provides seamless connectivity for shipping and distribution needs. The nearby Yakima Air Terminal ensures convenient travel options for visiting clients and business partners. With a blend of urban convenience and natural beauty, this area provides an ideal setting for both work and relaxation, making it an appealing choice for any commercial tenant.

# Regional Map





# Aerial Map





SECTION 3

# Demographics



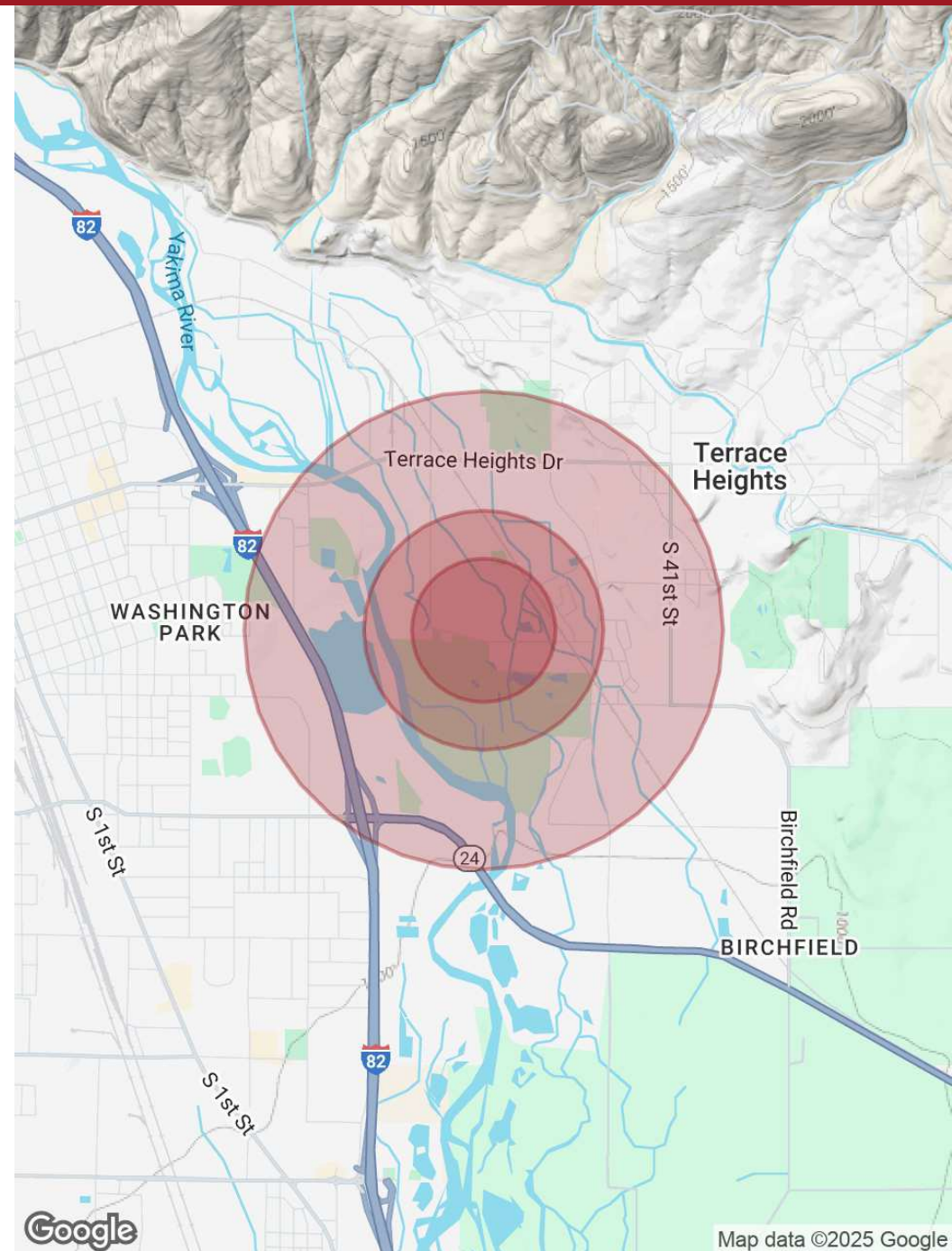


# Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	84	592	3,832
Average Age	38	38	37
Average Age (Male)	38	38	37
Average Age (Female)	38	38	37

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	38	269	1,543
# of Persons per HH	2.2	2.2	2.5
Average HH Income	\$70,075	\$70,075	\$70,361
Average House Value	\$448,056	\$448,056	\$405,890

Demographics data derived from AlphaMap



SECTION 4

# Advisor Bios





# Advisor Bio 1



**Matthew Russell**

mrussell@aaifg.com

Direct: **517.455.1976**

## Professional Background

Matt has over 15 years of experience in accounting, finance, budgeting, audits, facilities management, investor relations, and various other operational functions. He has a proven track record at creating efficiencies, increasing profitability, implementing improved and new processes and providing strategic direction.

Over the past decade he has served as the CFO for 4 different credit unions, most recently as the CFO at Solarity Credit Union in Yakima, WA. During his last year at Solarity he was also their Chief Lending Officer. Prior to Solarity, he served as the CFO for 2 credit unions in San Antonio, TX and 1 credit union in Lansing, MI. In 2017, he branched out on his own to co-found AAI Financial Group, which assists business clients with their borrowing needs. In 2023, he expanded AAI's services to include real estate brokerage, business brokerage, and direct private lending.

Throughout his career he has been able to assist organizations in times of growth and in times of recovery. At each stop along the way, he has left the organization better and stronger than when he arrived. He holds an MBA from Michigan State University and a BBA from Western Michigan University in Finance with a minor in Business Administration. He has been involved in his community as the past President of the Yakima Humane Society, past Treasurer of multiple charitable organizations, amongst other volunteer activities. He enjoys golfing, Michigan State sports, cooking, traveling and spending time with his family.

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## Advisor Bio 2



**Dan Tilley**

dtalley@aaifg.com

Direct: 509.952.7555

### Professional Background

With over three decades of commercial real estate expertise in the Pacific Northwest, Daniel Tilley brings unmatched experience to every transaction. Based in Central Washington, he specializes in comprehensive commercial real estate services including acquisitions, sales, leasing, and development across multiple sectors:

- Industrial & Agricultural Properties - From cold storage facilities to processing warehouses
- Retail & Restaurant Development - Including site selection and build-to-suit projects
- Medical & Professional Office Space - Supporting both owners and tenants
- Land Development - Specializing in project-specific site selection and mixed-use developments

As a trusted advisor in Eastern and Central Washington, Daniel has successfully handled diverse commercial transactions ranging from business opportunities and multi-tenant properties to complex industrial developments. His deep understanding of the local market and extensive background in property redevelopment makes him an invaluable partner for investors, business owners, and developers alike. Dan also speaks Spanish.

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# AAI Financial Group: Commercial Lending Capabilities

AAI Financial Group (AAIFG) is our dedicated capital advisory arm that specializes in assisting clients to obtain financing for commercial properties. We are committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources providing the most competitive rates and terms.

We utilize our relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, and agency lenders to provide our clients with a wide range of financing options.

Our dedicated, knowledgeable advisors work to understand you and your goals, gather all of the documents required, provide advice and manage the process from beginning to end while overcoming the challenges of financing.

Team	Capital Access	Efficiency
Dedicated back-office support team to focus on real estate and financing transactions.	Access to local, regional and nationwide lenders.	Company wide operating system servicing real estate and financing utilizing the same team members throughout the transaction.