

FOR LEASE | Warehouse Space



Offered at:
Available:

\$.65/SF/month, NNN
8,969SF +/-

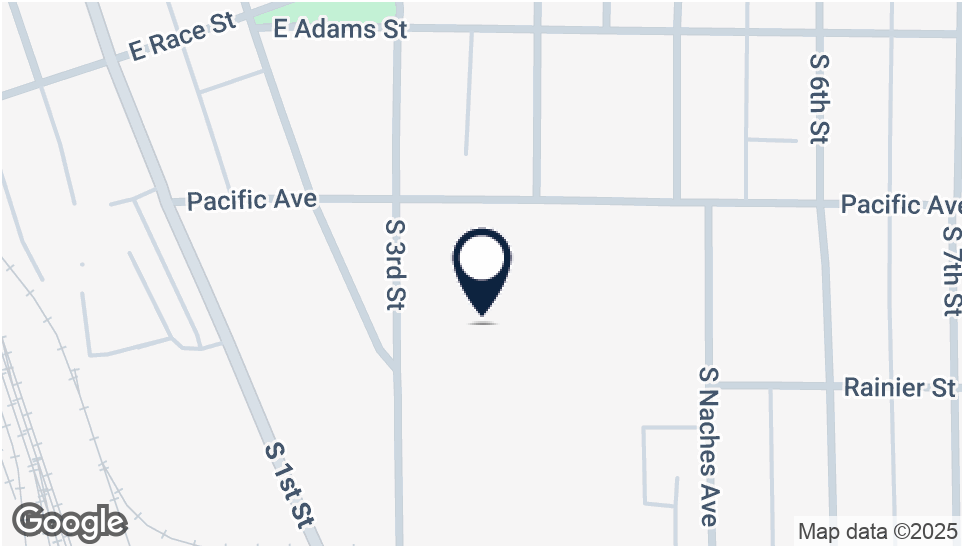
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Yakima, WA 98901

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218 SSgt Pendleton Way
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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$.65/SF/month, NNN
Available:	8,969SF +/-
Ceiling Height:	17-feet +/-
CAM's/NNN's:	\$.08/SF/month +/-
Zoning:	M-1

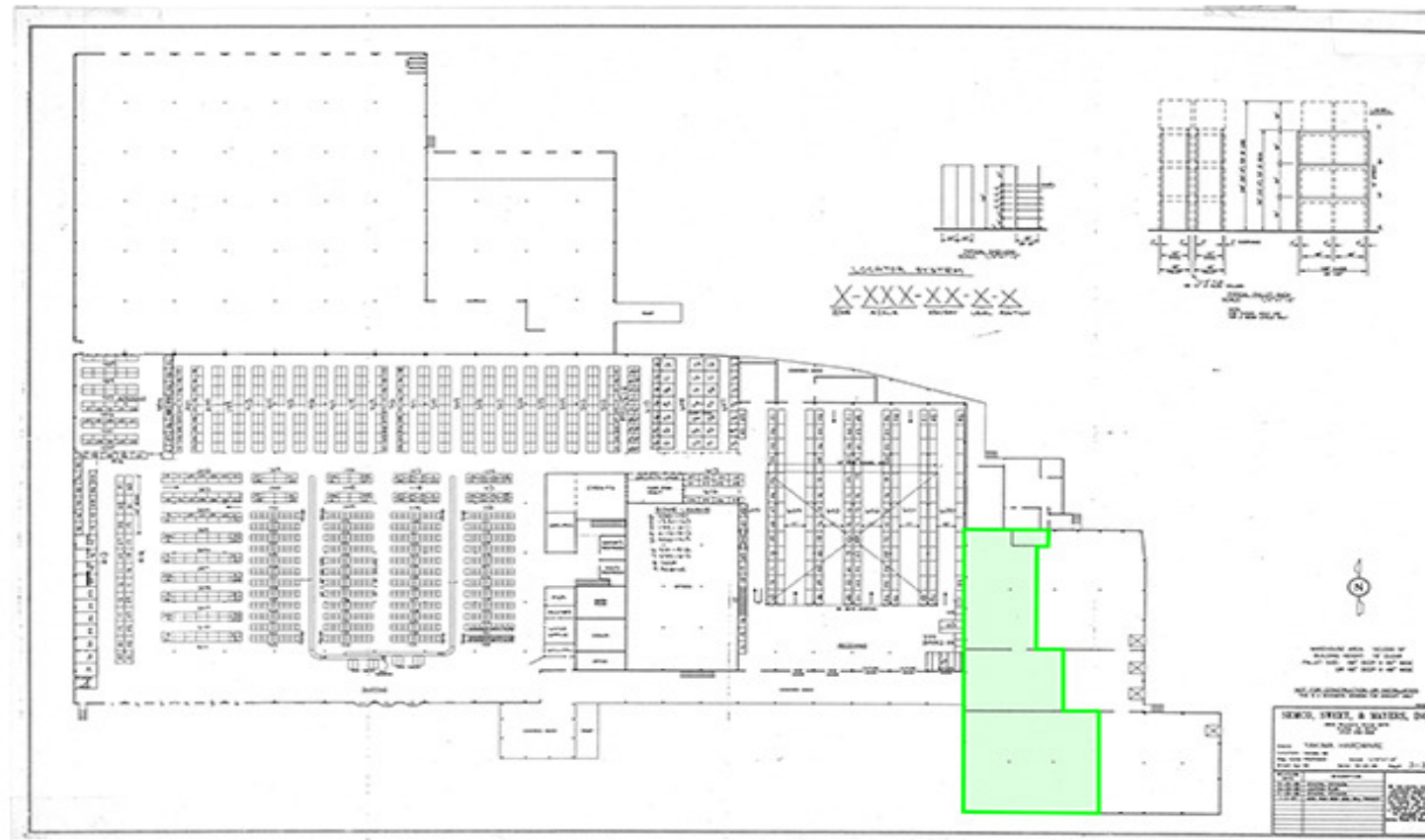
PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease warehouse or light distribution space consisting of approximately 8,969SF. Historically utilized as cold storage by Northwest Harvest who outgrew the space, the existing cold storage equipment has been decommissioned, and the space has most recently been utilized as storage space for a furniture retailer.

Centrally located with good access to freeways, the space includes use of shared loading docks and boasts a ceiling height approximately 17-feet.

Additional yard space potentially available to lease upon terms to be negotiated.

Floor Plan



Highlights



PROPERTY HIGHLIGHTS

- Former cold storage being leased as traditional warehouse space (cold storage equipment has been decommissioned).
- Includes approximately 8,969SF of warehouse with shared loading docks.
- Opportunities for future expansion.
- Ceiling height of approximately 17-feet.
- Low operating expenses estimated at approximately \$.08/SF/month, including power and water/sewer.
- Centrally located and with good access to freeways.

Additional Photo

