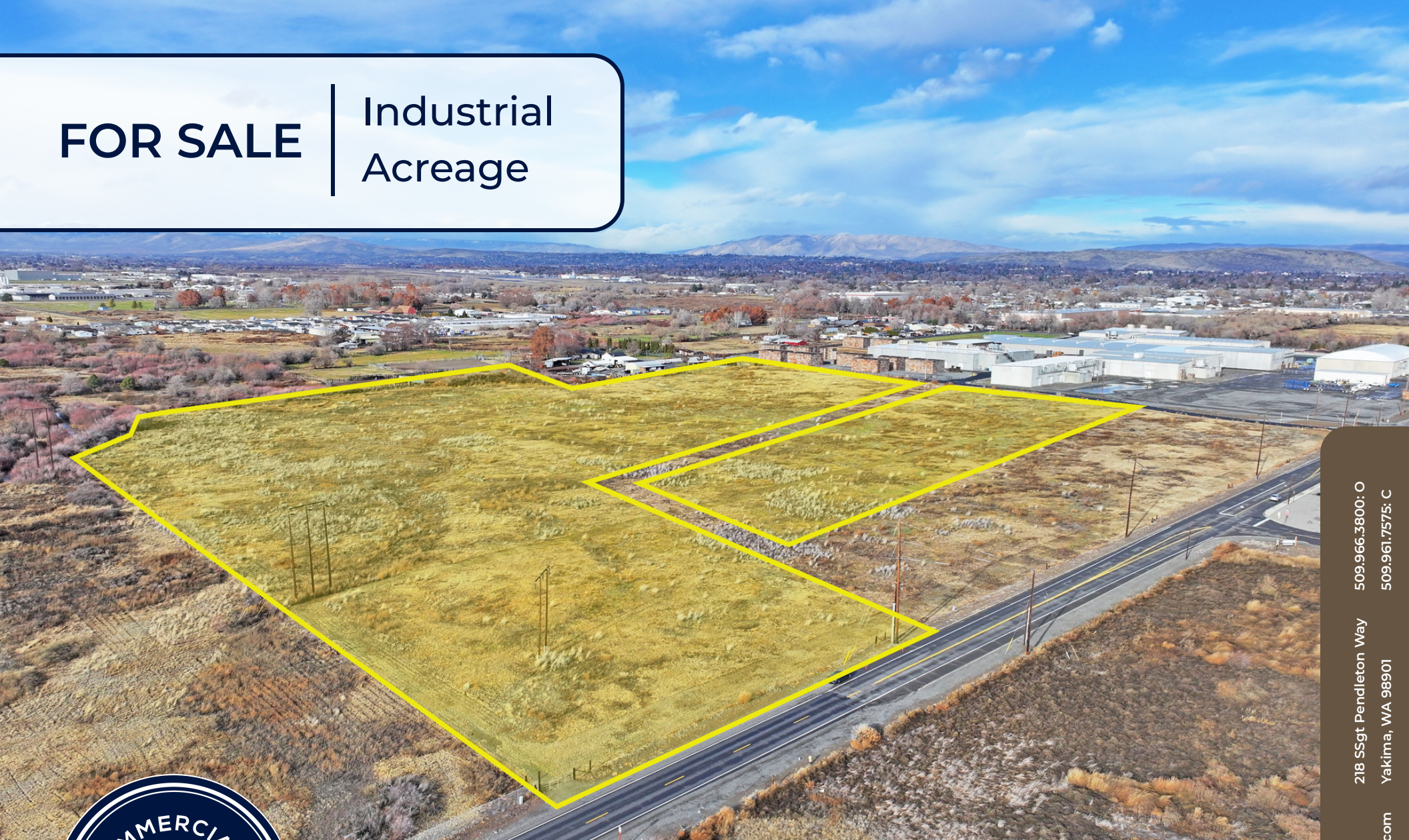


FOR SALE

**Industrial
Acreage**



Offered at:
Size:

\$3,150,000
24.42 acres +/-

**Goodman Rd @ Rose St
Union Gap, WA 98903**

218 SSgt Pendleton Way
Yakima, WA 98901

509.966.3800: O
509.961.7575: C
wcalmon@almoncommercial.com

Bill Almon, Jr.

Executive Summary



OFFERING SUMMARY

Sale Price:	\$3,150,000
Sale Price/SF:	\$2.96/SF +/-
Land Area:	24.42 acres +/-
Zoning:	LI
Parcel Numbers:	181201-44405 through 44408, 44410 & 44411

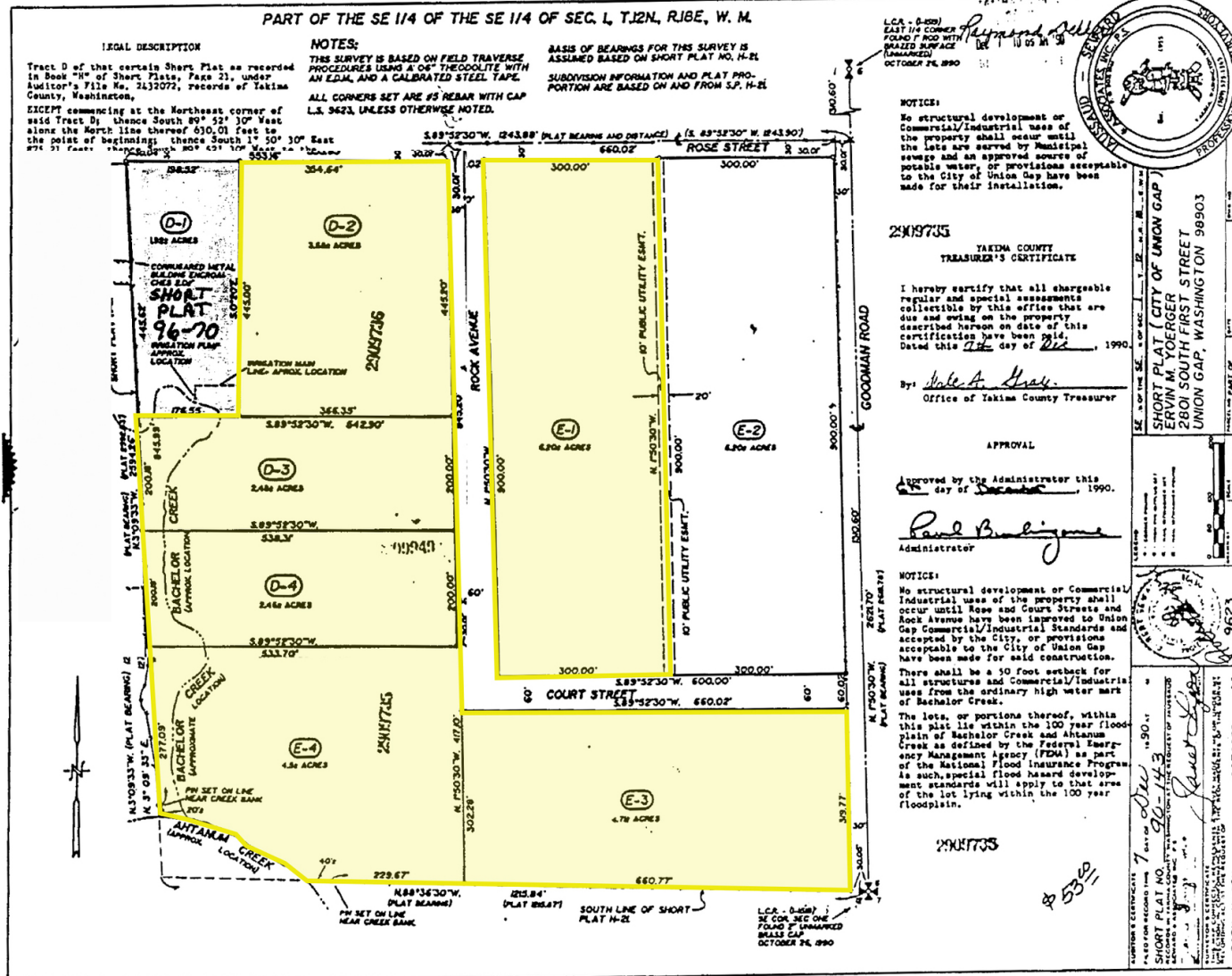
PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to purchase what is the only currently available industrial zoned site of this size on the market or known to be available within the city limits of either Union Gap or Yakima.

Located in an established and expanding industrial submarket core area with existing strong freeway access, the site further benefits from the upcoming planned completion of the Union Gap Beltway Connector that will add a second direct freeway access and is estimated to create further industrial growth within the immediate area.

An adjacent approximately 2.15-acre parcel is available to purchase separately or can be included with the purchase of the bulk acreage.

Survey



Highlights



PROPERTY HIGHLIGHTS

- Located in a strong and expanding industrial submarket core area, which is likely to expand with the completion of the upcoming Union Gap Beltway Connector.
- Sewer and water are believed to be available at the property lines, however, Buyer is to satisfy themselves as to the location and availability of utilities.
- Includes Yakima County Assessor's Parcel Numbers' 181201-44405, 44406, 44407, 44408, 44410 and 44411.
- Portions of parcel numbers' 181201-44407, 44410 and 44411 are impacted by flood plain and portions of 44406, 44407, 44411 and 44411 may be impacted by potential wetlands areas, which the asking price is reflective of.
- Flat and level site.
- An adjacent approximately 2.15-acre parcel is also available to purchase separately or can be included.

Additional Photo



Additional Photo

