

FOR SALE

MLS 264084

204 BUTTERFIELD RD  
YAKIMA WA 98901

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**NAITri-Cities**

89 Gage Boulevard  
Richland WA 99352  
509 943 5200 | naitcc.com

# EXECUTIVE SUMMARY



**Price:** \$1,603,596  
**Building Size:** ±5,600 SF  
**Available SF:** ±5,600 SF  
**Zoning:** Industrial / Light  
**APN:** 19131743403

## Property Highlights

- Approximately 4.85 acres of prime light industrial property with
- Ideal laydown yard and room for shop expansion.
- Ideal for heavy equipment, warehouse storage and distribution.
- Easy access to interstate.
- Situated in the heart of the new East/West corridor project.
- Option to purchase surrounding parcels.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# PHOTOS



# PARCEL OUTLINE

**191317-43403**  
**204 BUTTERFIELD RD**

## Legal Description:

Section 17 Township 13 Range 19  
Quarter SE SHORT PLAT F-20 (AF  
2414651) Lot 2 EXCEPT Beginning at  
the Southeast corner of said Lot 2, thence  
North  $90^{\circ} 00' 00''$  West, refe along the  
South line thereof, 385 feet to the  
Southeast corner of Lot 1 of said Short plat,  
thence North  $30^{\circ} 00' 40''$  West, along the  
Easterly line of said Lot 1, 403 feet to the  
Northe thereof, thence North  $87^{\circ} 46' 42''$   
East 580.63 feet to the East line of said Lot



# EAST-WEST CORRIDOR



## ABOUT THE PROJECT

Just to the North of this listing is the city's East-West corridor project which is estimated to be a \$165 million dollar project to connect Terrace Height Dr to 40<sup>th</sup> Ave, adding an exit to I-82.

# LOCATION MAP



Google

Map data ©2022 Imagery ©2022 CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

# DEMOGRAPHICS

Source: Sites USA 2022 Est.

## KEY FACTS



10 MILE	155,188
15 MILE	180,456
20 MILE	204,135
	<b>POPULATION</b>

3.4	35.1
3.4	34.9
3.5	34.6
	<b>MEDIAN AGE</b>

## TOTAL ANNUAL CONSUMER EXPENDITURE

10 MILE	15 MILE	20 MILE
\$3.25B	\$3.72 B	\$4.1 B

## HOUSING STATS



10 MILE	\$62,879
15 MILE	\$62,862
20 MILE	\$62,611
	<b>MEDIAN HH INCOME</b>

73,670	38,336
88,237	42,546
100,201	47,350
	<b>RENTER OCCUPIED UNITS</b>
	<b>OWNER OCCUPIED UNITS</b>

## 10,15,20 MILE DRIVE TIMES

