

FOR LEASE

Terrace Heights Light Industrial Warehouse & Office Space



Offered at:
Available:

\$12.50/SF, NNN
8,689SF

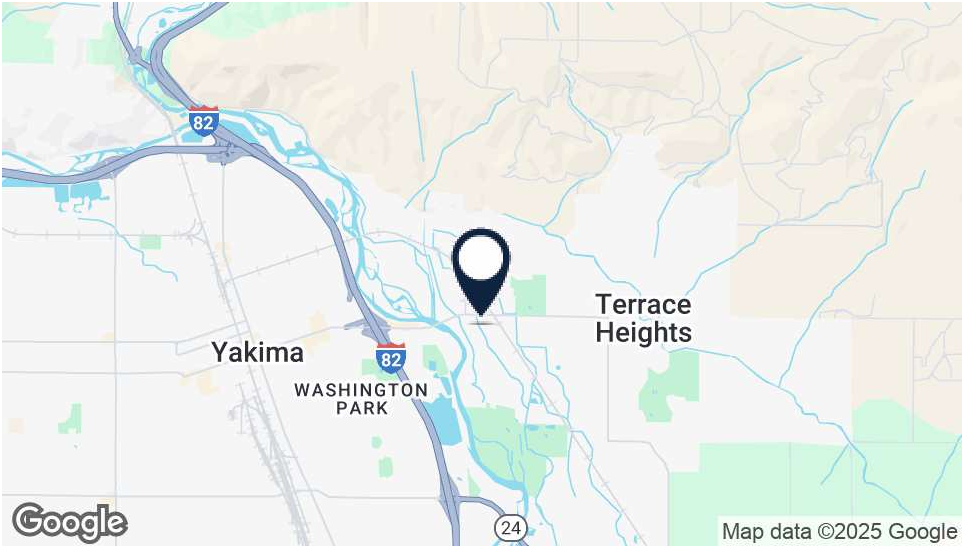
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Terrace Heights, WA 98901

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218 SSgt Pendleton Way
Yakima, WA 98901

Chris Sentz
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Executive Summary



Lease Rate	\$12.50/SF, NNN
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OFFERING SUMMARY	
Building Size:	8,689SF
Warehouse:	4,480SF
Office:	4,209SF
Lot Size:	0.52 acres
Year Built:	2018
Zoning:	Commercial
Parcel Number	191320-11403

PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease a versatile 8,689 SF commercial warehouse/office space located in Terrace Heights. Featuring a professional office layout and expansive clear span warehouse space, this property is designed to support a wide range of business operations.

Located in one of Yakima’s thriving industrial sectors, this difficult to find property offers convenient access to I82, making it ideal for logistics, manufacturing, or service-based operations. Don’t miss this opportunity to lease a well-equipped space for your growing business.

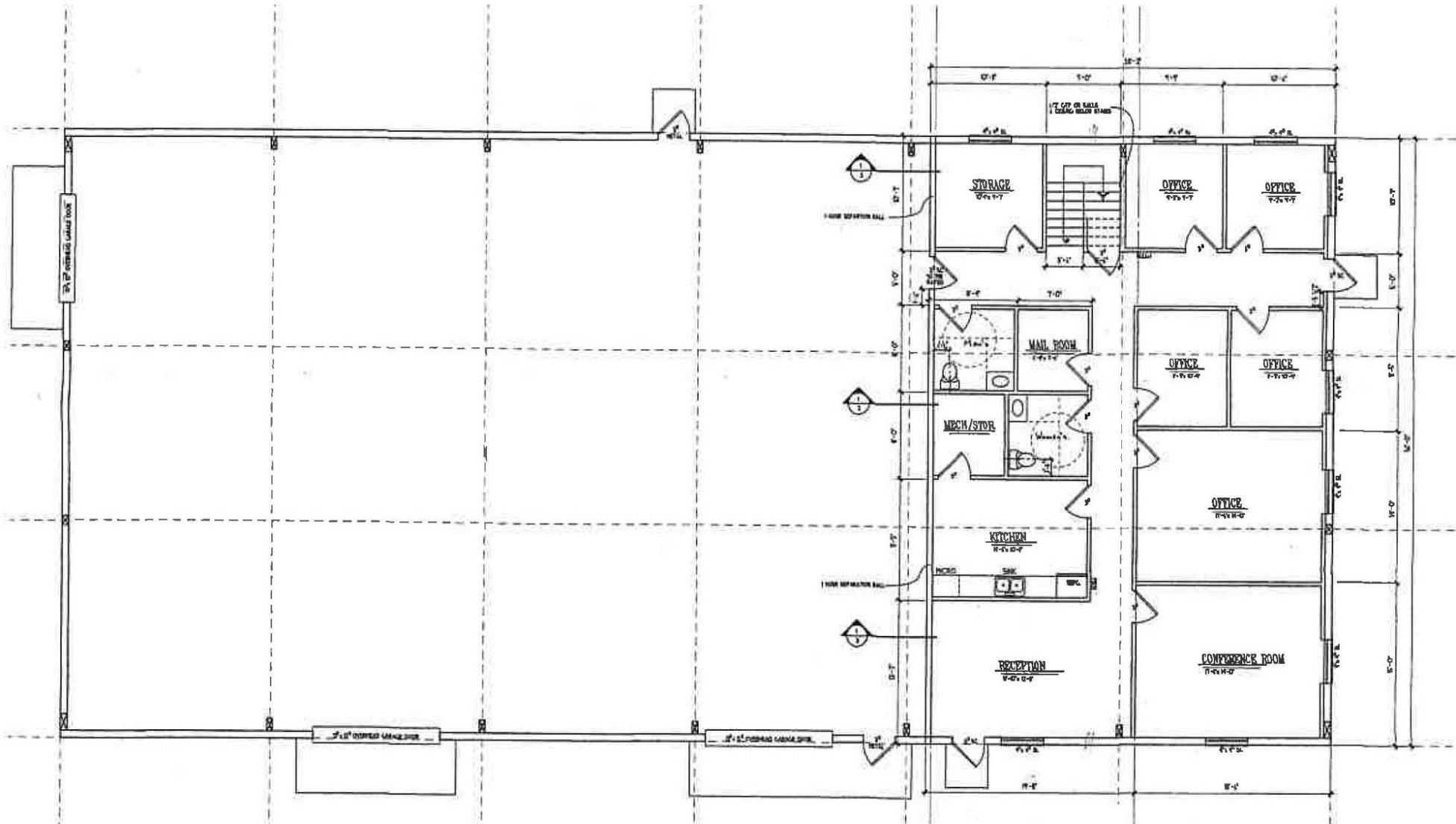
Highlights



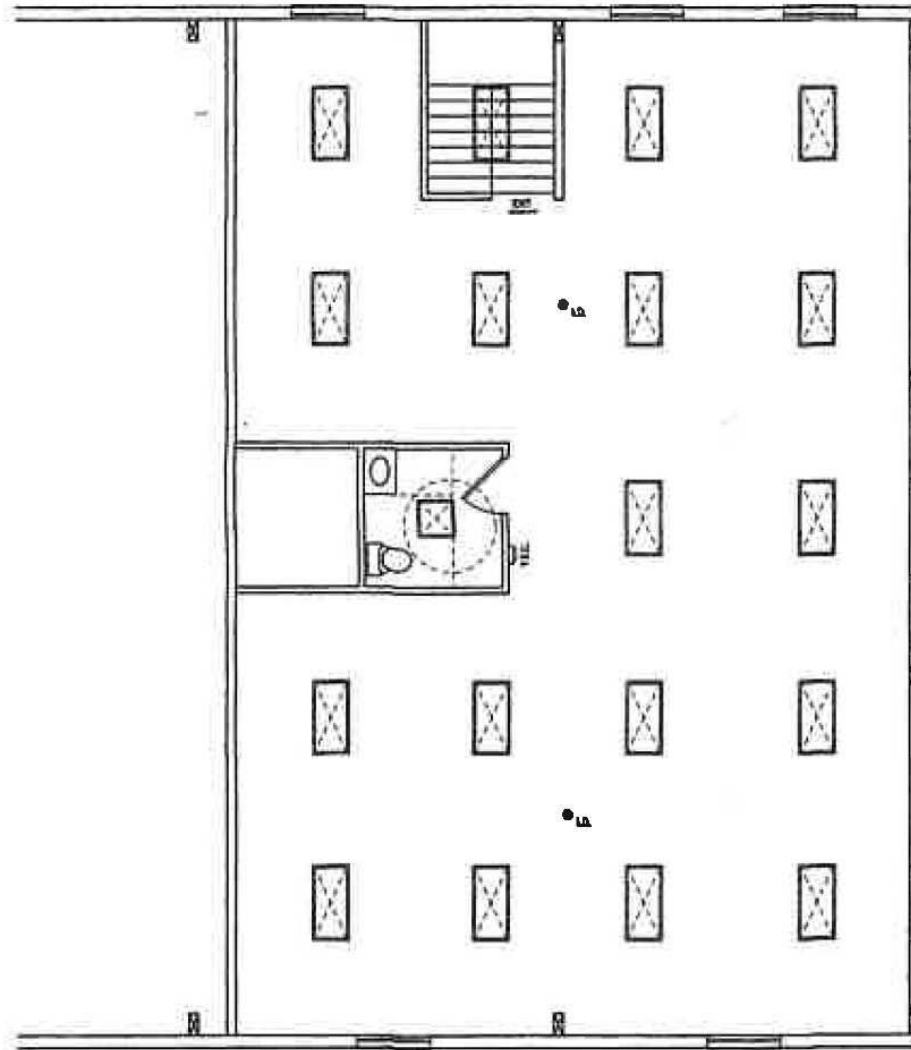
PROPERTY HIGHLIGHTS

- Office 4,209SF - 5 Private office and a conference room
- Full Kitchen – equipped with appliances for employee convenience
- Reception Area – Professional entry for clients
- Three full bathrooms, one bathroom includes a full shower
- Warehouse 4,408SF - two 13' doors and one 10' door, fully insulated and heated
- Two 240 single phase services to the building.
- Hookup for electric car charging
- Half acre fenced yard available for additional rent

First Floor - Floor Plan



Second Floor - Floor Plan



Additional Photos



Aerial View



Meet The Team



CHRIS SENTZ

Broker

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