

FOR LEASE

Terrace Heights Light Industrial
Warehouse & Office Space



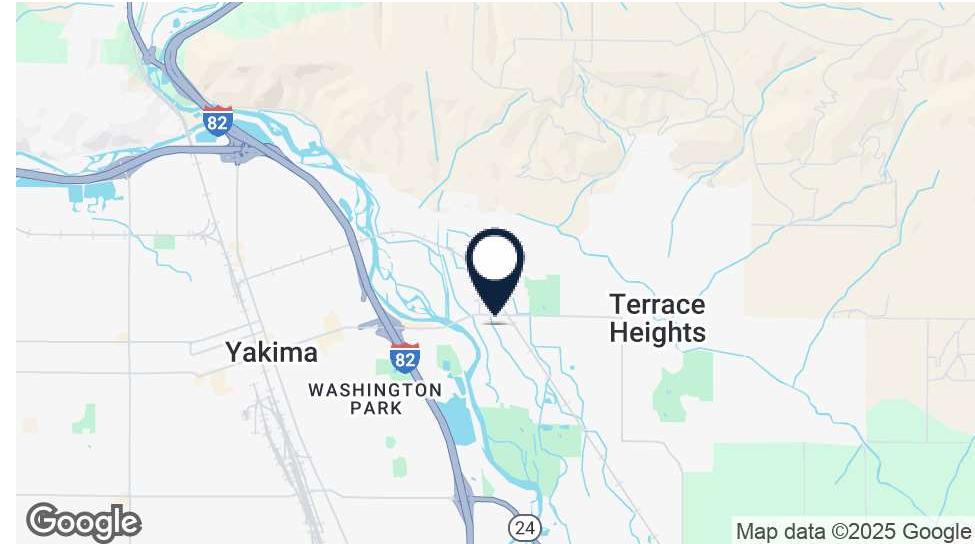
Offered at:
Available:

\$12.50/SF, NNN
8,689SF

150 Keys Road
Terrace Heights, WA 98901

218 Ssgt Pendleton Way 509.966.3800: O
Yakima, WA 98901 509.969.8747: C
Chris Sentz
csentz@almoncommercial.com

Executive Summary



| | |
|------------|-----------------|
| Lease Rate | \$12.50/SF, NNN |
|------------|-----------------|

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.

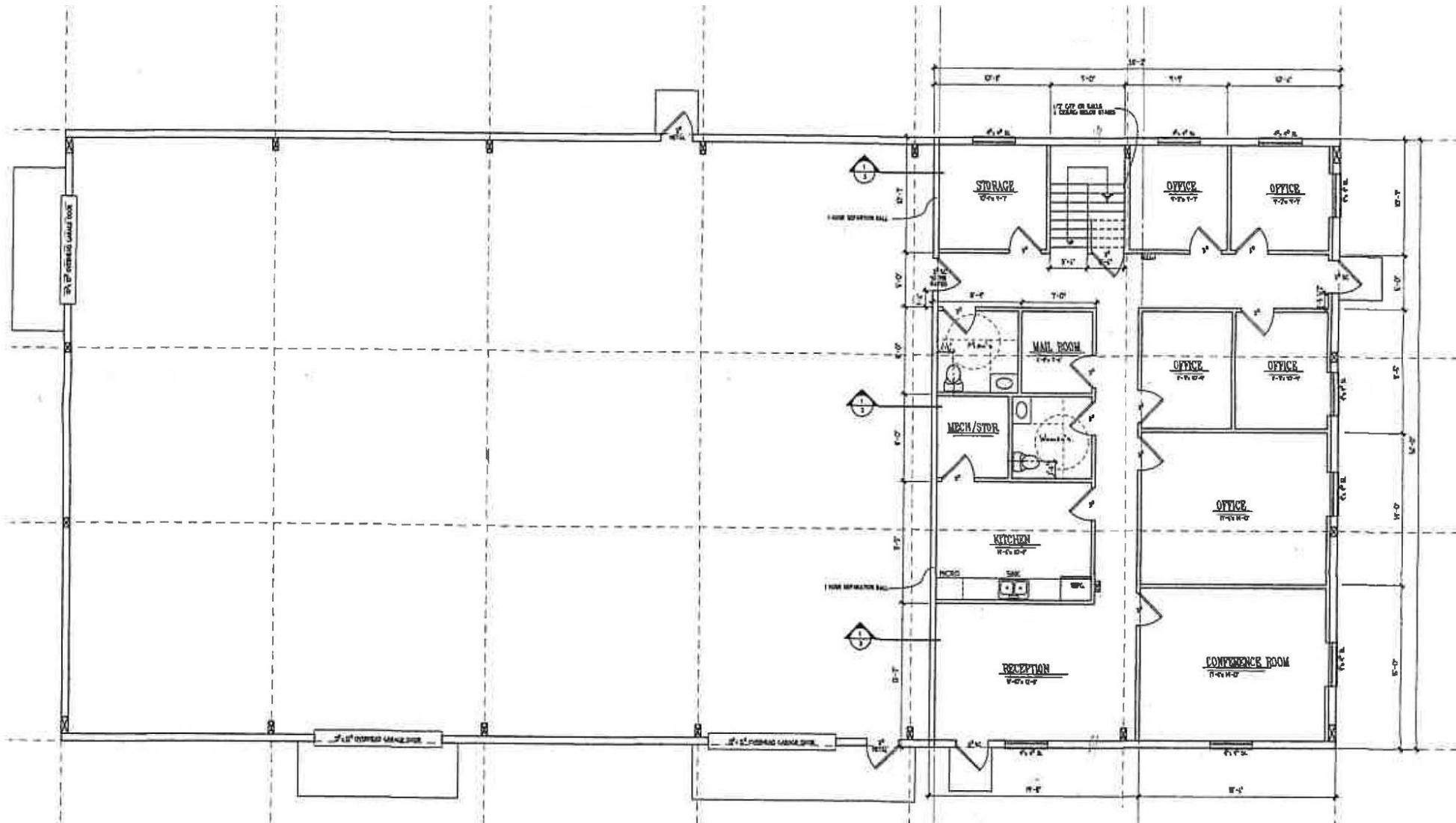
Highlights



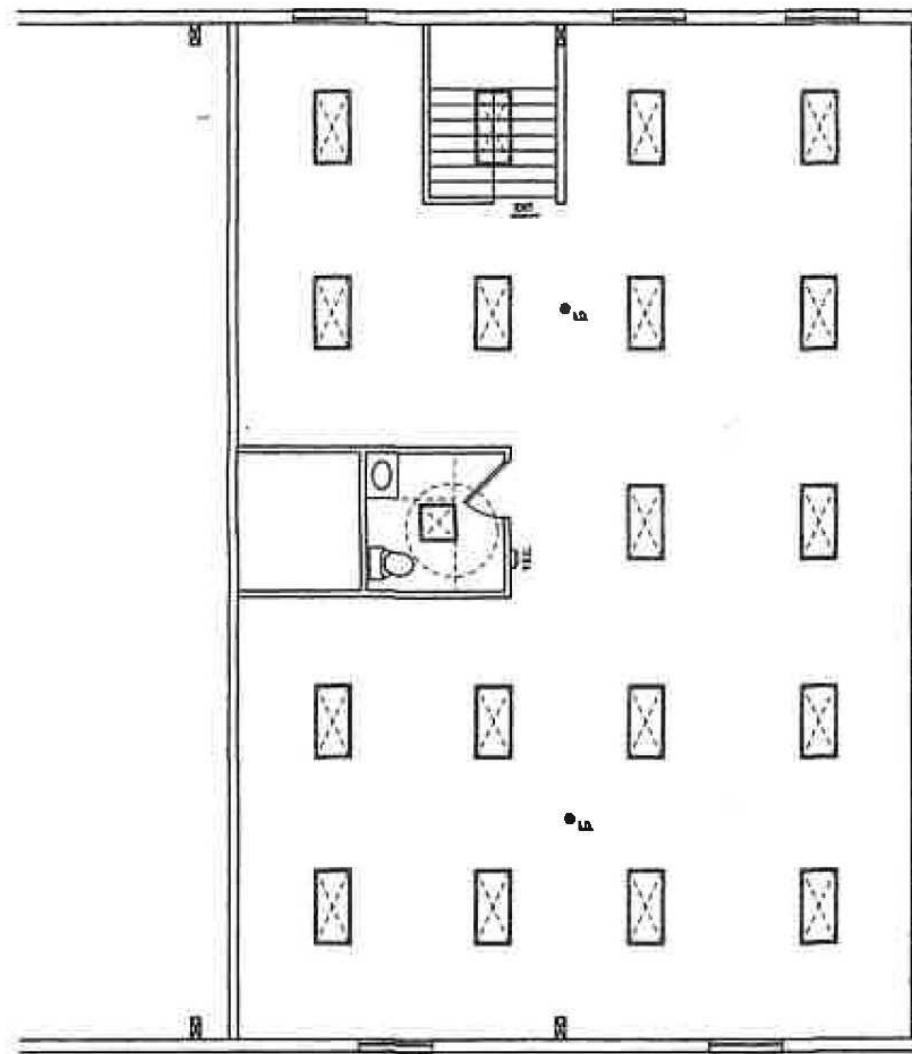
PROPERTY HIGHLIGHTS

- 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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