



1502 University Pkwy + 3521 Blue Crane Ln Yakima, Washington 98901

Property Overview

Discover an impeccably maintained steel-framed warehouse with wash stations, restrooms, and a finished 1-bedroom/1-bath upstairs apartment spanning ±960 SF. Boasting a 14-ft overhead door, this property encompasses ±4.2 ACs with University Parkway frontage ingress and egress, as well as a secondary access point off Blue Crane Lane. The property also includes multiple sheds, a carport, and a detached ±1,296 SF barn with stalls. This versatile and well-equipped property presents an exceptional opportunity for industrial and manufacturing ventures in the heart of Yakima, WA.

Property Highlights

- Steel framed shop/warehouse
- Interior wash stations
- University Parkway frontage
- Finished apartment upstairs

For More Information

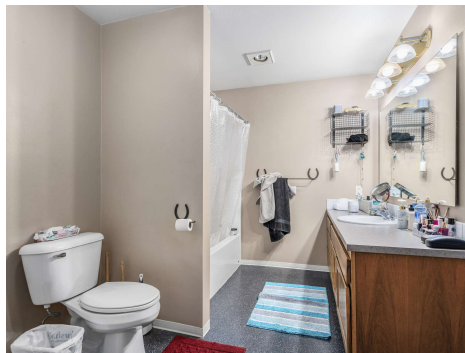
Kenny Teasdale

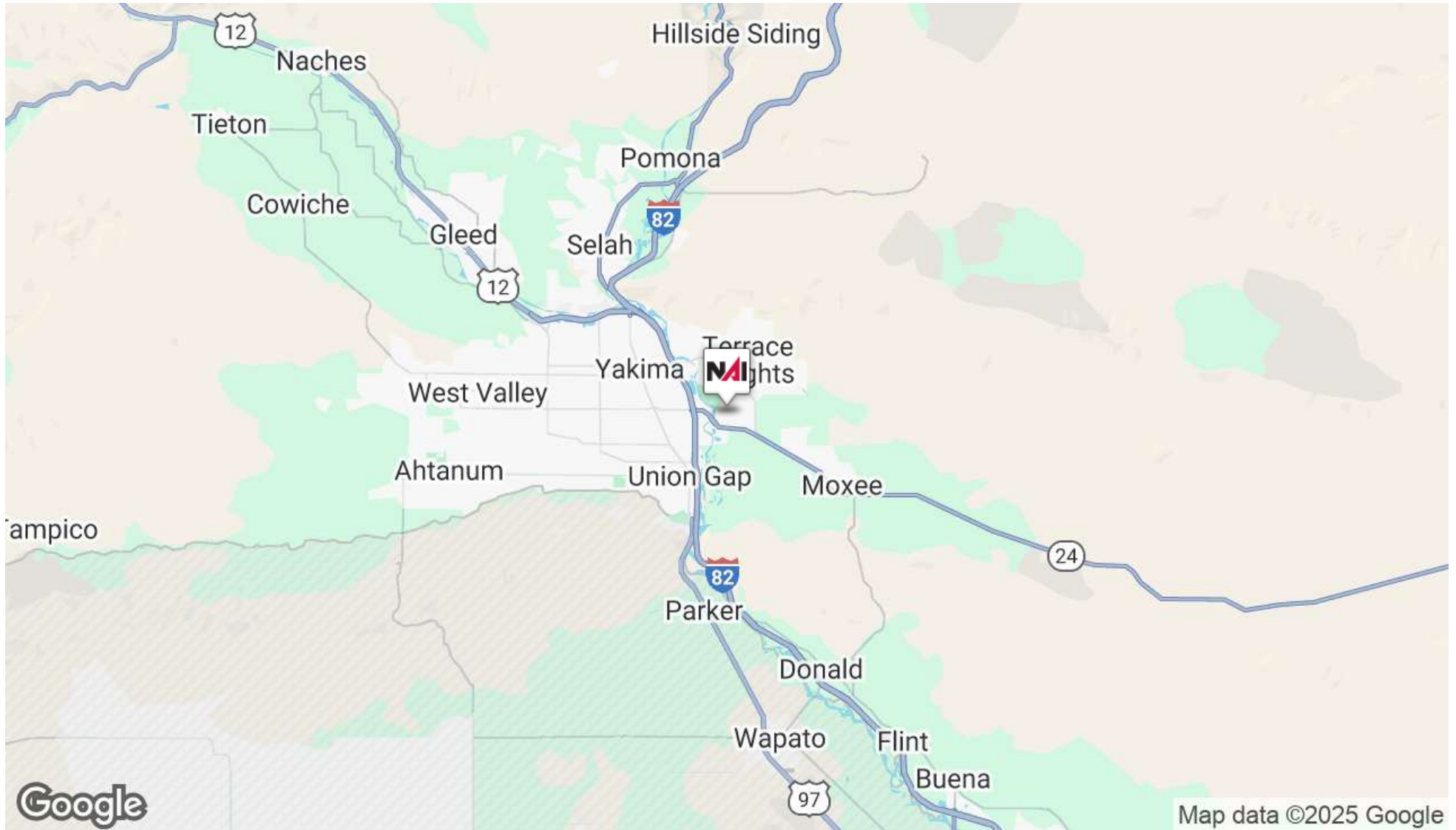
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Population	5 Miles	10 Miles	15 Miles
Total Population	84,236	159,439	183,780
Average Age	36	38	38
Average Age (Male)	35	37	37
Average Age (Female)	36	39	39

Households & Income	5 Miles	10 Miles	15 Miles
Total Households	29,001	57,105	65,081
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$72,249	\$81,907	\$83,870
Average House Value	\$280,942	\$327,088	\$336,737

Demographics data derived from AlphaMap

