

FOR SALE

# 4 Buildings (136,083 SF) on 14.11 Acres

6130 Yakima Valley Highway, Wapato, WA 98951



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# Property Information



Total Site  
14.11 Acres



6 Tax  
Parcels



Heavy  
Power



Rural (R-10/5)  
Zoning

#	AC	Total Bldg. SF	Parcel #
1	11.02	16,595	20110713442
2	1.79	76,979	20110713459
3	1.00	42,519	20110713004
4	0.11	0	20110713460
5	0.06	0	20110713461
6	0.12	0	20110713462





# Building Specifications & Photos

## Building Specifications:

- 4 Buildings on 6 Tax Parcels
- Dock High & Drive-in Loading
- Varying Clear Height
- Excess Yard Area
- Multiple Ingress & Egress Points
- Rural (R-10/5) Zoning
- Heavy Power
- Asking Price: **\$5,900,000\***
- Well Suited for a Soft Fruit Packing Facility
- Predominantly Cold Storage & Controlled Atmosphere Environment

Total Building Size	136,083 SF
Main warehouse	66,979 SF
North ripening complex	16,355 SF
Cold storage warehouse	42,519 SF
Office/maintenance area	9,480 SF
Storage sheds (2)	750 SF

*\*Real estate only. Equipment pricing available upon request.*





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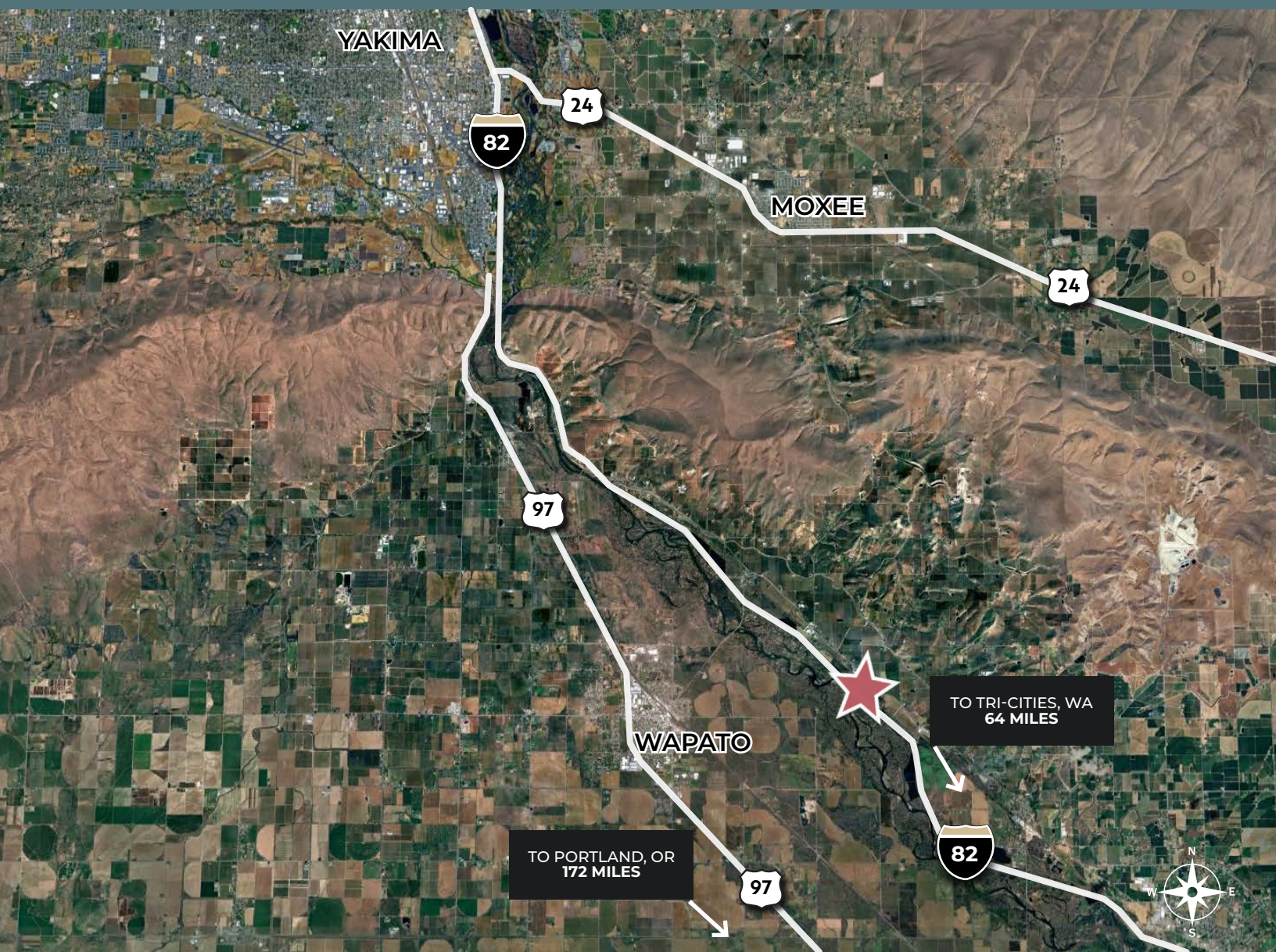
## Location

**2.8 MILES**  
TO I-82

**47 MILES**  
TO ELLENSBURG WA

**156 MILES**  
TO SEATTLE, WA

**191 MILES**  
TO SPOKANE, WA



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