

CASCADE PARKWAY BUILDING

Fully Leased Flex Warehouse Investment Opportunity



All square footage references are approximate. The information contained herein is from sources deemed reliable. It is provided without representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney or other professional advisor.

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Central Washington Properties, Inc.
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Investment Summary

Central Washington Properties, Inc. & KINEX Commercial, Inc. are pleased to present the Cascade Parkway Building for acquisition, located at 1015 East Lincoln, Yakima, WA 98901.

A 100% leased seven-tenant flex warehouse located in Yakima, WA bordering Interstate 82. Included in the price is an additional development opportunity of a 1.7 Acre vacant parcel abutting the building and I-82.

Tenants are a mix of national, regional, and local companies. The building has been 100% leased for over 5 years and all Tenants are NNN leases with annual increases.

83,568 RSF @ \$99.14 PSF - \$8,285,040

1.7 Acre Vacant Land Parcel - \$664,960

6.13 Acres on Parcel Number 191318-44033

1.70 Acres on Parcel Number 191318-44023

Zoned Regional Development (RD)

Currently Divided into Seven Tenant Spaces with no interior
Common Area

\$8,950,000

Price

\$621,378

Net Operating Income
*end of Q2 2026

7.50%

In-Place Cap Rate

\$99.14

Price PSF



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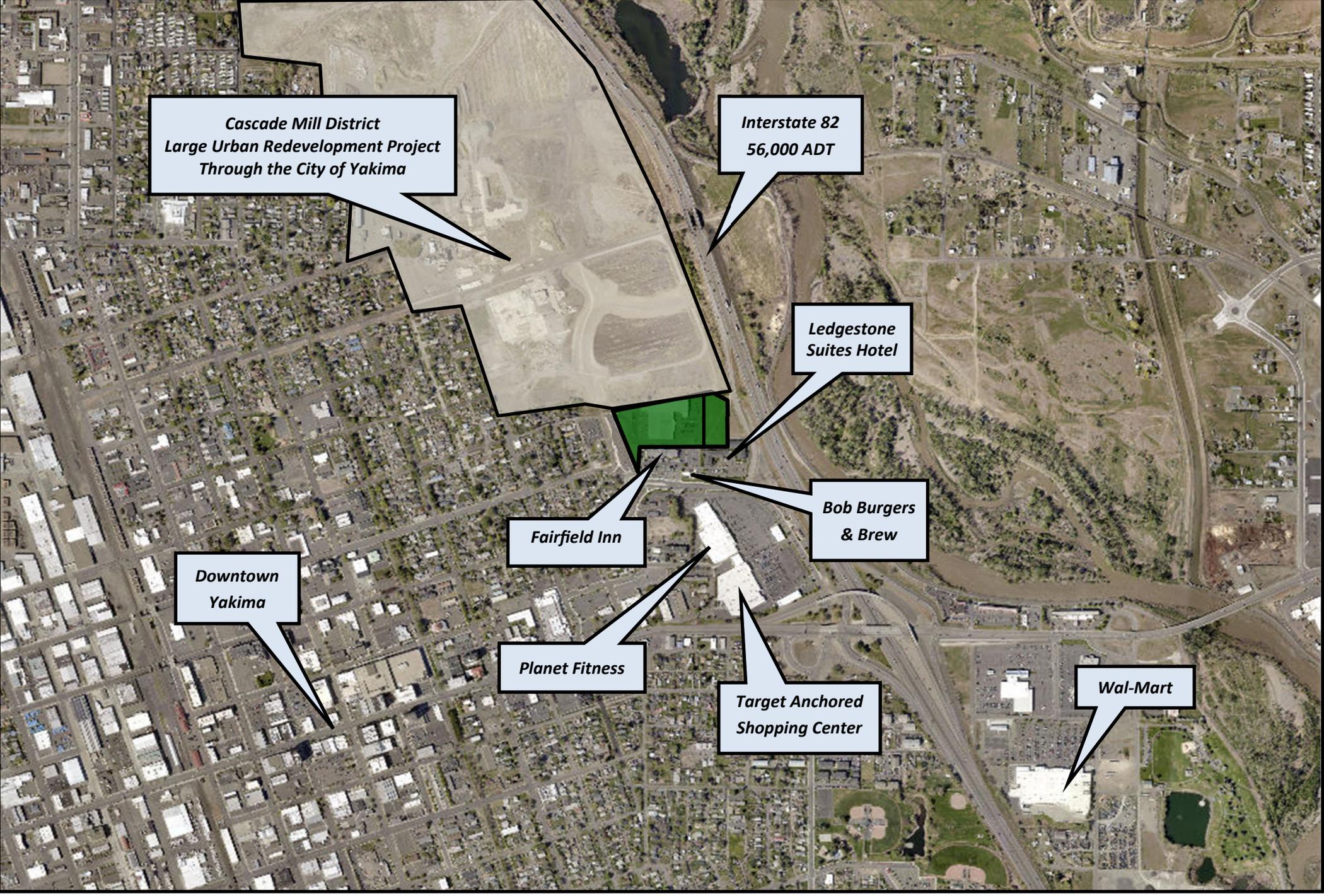
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Location Highlights



*Cascade Mill District
Large Urban Redevelopment Project
Through the City of Yakima*

*Interstate 82
56,000 ADT*

*Ledgestone
Suites Hotel*

*Bob Burgers
& Brew*

Fairfield Inn

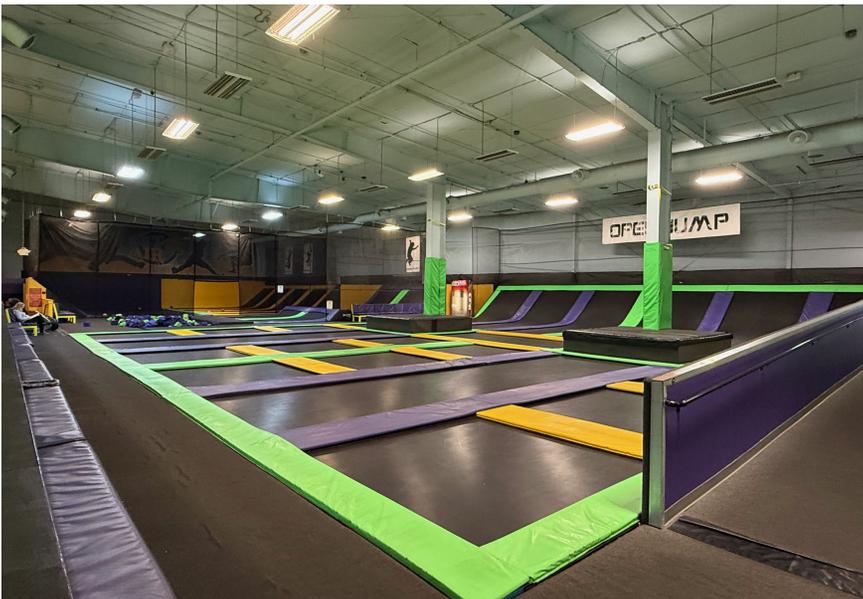
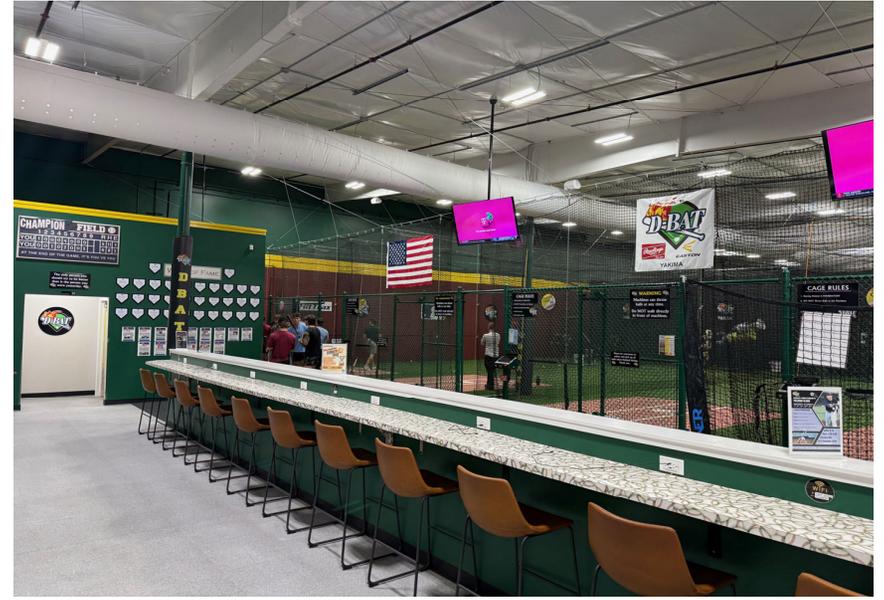
*Downtown
Yakima*

Planet Fitness

*Target Anchored
Shopping Center*

Wal-Mart

Interior Pictures



Exterior Pictures



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