

8031 Branch Road Harrah, WA

\$3,000,000



**COLDWELL BANKER
COMMERCIAL**
CASCADE



Set on approximately 28.79 acres in Harrah, Washington—just 15 miles south of Yakima—this expansive industrial/commercial property offers a rare combination of scale, infrastructure, and flexibility. The site features over 63,000 square feet of building space across 21 structures on 8 parcels, with direct railroad access supporting a wide range of logistics and industrial uses. Currently operating as a propane distribution facility, the property is well-positioned for an owner-user seeking to continue an established operation or reimagine the site for a new venture. With three on-site water wells, city water and sewer connections to the main office, and significant acreage for expansion or redevelopment.



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Main Office Building



Built in 2016, this impressive 5,051 +/- square foot, two-story office building is located on Parcel 181127-44037. Designed with a modern, high-tech aesthetic, the building is equipped with a full security system and central air conditioning for year-round comfort. The interior offers executive-level office spaces, a professional conference room, and kitchen. The property is connected to city water and sewer services. This turnkey building is move-in ready—please refer to the attached inventory list for included furniture and equipment.



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Parcel Details



Parcel ID	Acreage	Zoning	Assessed Value
181127-44019	.68 Acres +/-	M1	\$264,400
181127-44022	.60 Acres +/-	M1	\$195,100
181127-44037	.56 Acres +/-	M1	\$822,900
181127-44026	.53 Acres +/-	AG	\$79,800
181127-44025	.98 Acres +/-	M1	\$260,100
181127-44030	1.0 Acres +/-	M1	\$199,500
181127-44014	2.62 Acres +/-	AG	\$52,500
181127-44001	21.82 Acres +/-	AG	\$352,150
	28.79 Acres +/-		\$2,226,400



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Water & Wells:

Three separate wells service the eight parcels. A high-capacity well located along the northern boundary measures 18 inches in diameter, is approximately 140 feet deep, and produces an estimated 3,000 gallons per minute. A second well, situated near the mixing plant, measures 6 inches in diameter and is approximately 58 feet deep. The third well measures 12 inches in diameter, is approximately 55 feet deep, and produces an estimated 75 gallons per minute, according to available records. The main office building is connected to city water and sewer services.



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Zoning:

Parcels associated with wholesale trade are zoned M-1, with an additional three parcels designated AG. This flexible zoning mix supports a wide range of industrial, agricultural, and multi-use business opportunities, offering excellent potential for diverse operations and future expansion.

Rail Access:

The property is improved with a rail spur extending over 900 feet, providing direct access for efficient shipping, receiving, and distribution. This feature enhances logistical capabilities and supports cost-effective transportation of goods.



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Office Building Inventory List:

- 3 Workstations
- 13 Office Desks
- 8 Credenzas
- 17 Office desk chairs
- 14 Lobby chairs
- 9 File cabinets - various sizes
- 9 Desktop computers
- 3 HP Lazerjet printers
- 1 Epson Workforce printer
- 1 Swingline Shredder
- 2 Industrial storage racks
- 1 Whirlpool refrigerator
- 2 Vizio 45" TV's
- 1 Marble custom desk
- 1 Custom sideboard
- 2 Leather side chairs
- 1 Office chair
- 1 10 ft conference room table
- 12 Conference table chairs
- 1 Sideboard
- 1 Whirlpool refrigerator
- 1 Vizio 75" TV

Server Room:

82 NetBox System



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Equipment List:

- 6: 10,000 Gallon storage tanks
- 8: 5,000 Gallon storage tanks
- 2: Elevators with 5 legs for mixing products
- 1: Truck scale
- 4: Liquid Fertilizer Tanks
- 4: Pump Stations
- 35: Steel Weed Killer Tanks
- 1: 40 HP Irrigation Pump

Interested Buyers are encouraged to schedule tours with listing brokers and confirm all information to their own satisfaction.



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