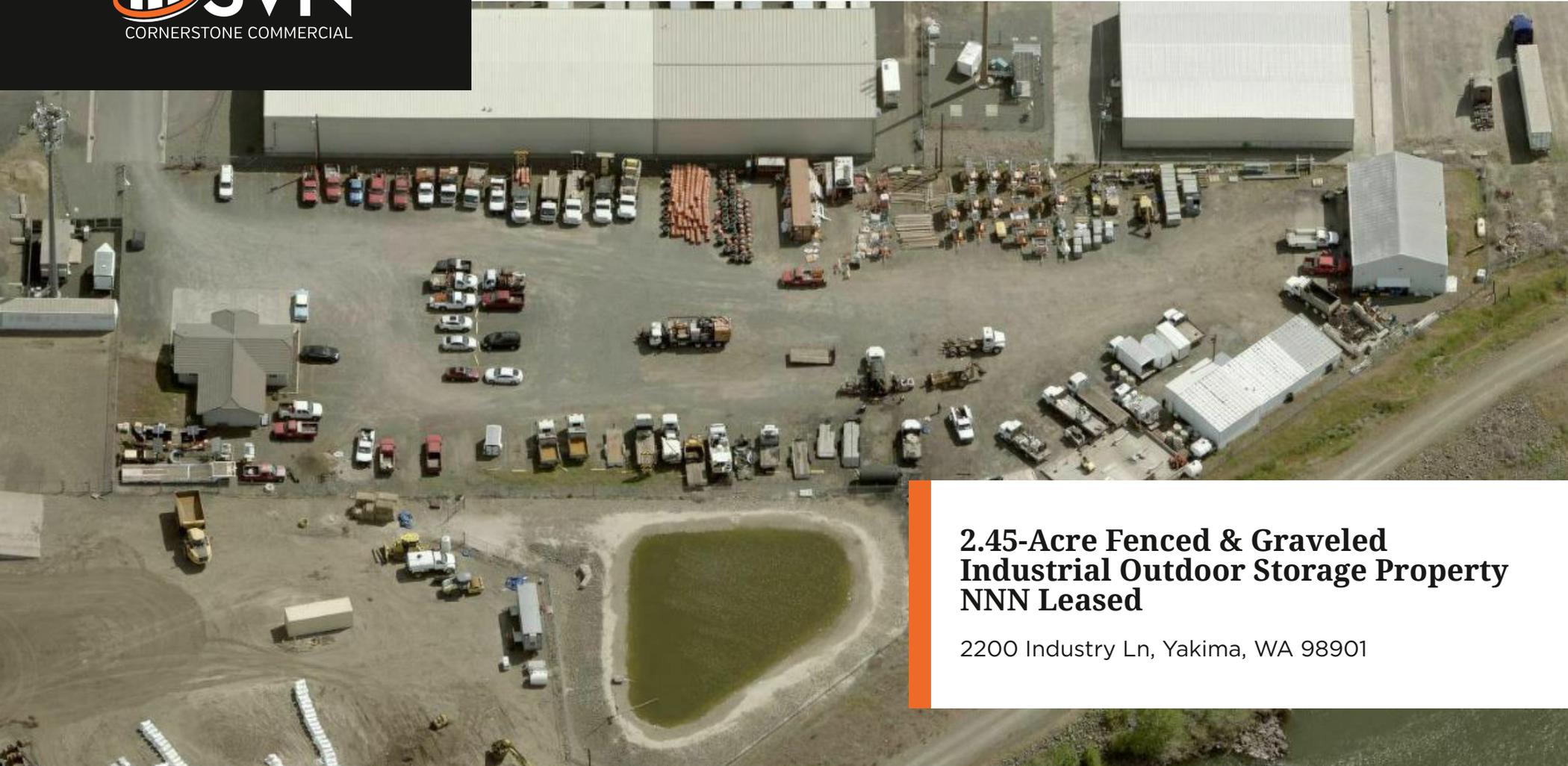




Yakima IOS Investment



**2.45-Acre Fenced & Graveled
Industrial Outdoor Storage Property
NNN Leased**

2200 Industry Ln, Yakima, WA 98901

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,075,000
CAP RATE:	6.23%
PRICE PER SF (LAND):	\$10.07
LOT SIZE:	2.45 AC 106,722 SF
BUILDING SIZE:	6,281 SF
APN:	191320-11020, 191320-11034
LEASE TYPE:	NNN

PROPERTY DESCRIPTION

The subject property is 2.45 acres of graveled and fenced yard with 6,281 SF improvements. The site is currently leased to SPM (formerly Stripe Rite), and could be occupied by a user, subject to the current tenant's lease (Contact Listing Broker for more information).

PROPERTY HIGHLIGHTS

- Located in the Terrace Heights industrial corridor, a hub for logistics, food processing, and contractor yard users
- NNN leased IOS investment with functional yard and multiple improvements
- ±94% yard coverage - fenced and graveled outdoor storage
- 6,281 SF total improvements (±2,400 SF shop, ±2,201 SF storage, ±1,680 SF office)
- Suitable for investor with future owner-user or redevelopment optionality
- Zoned M-1 (Light Industrial)

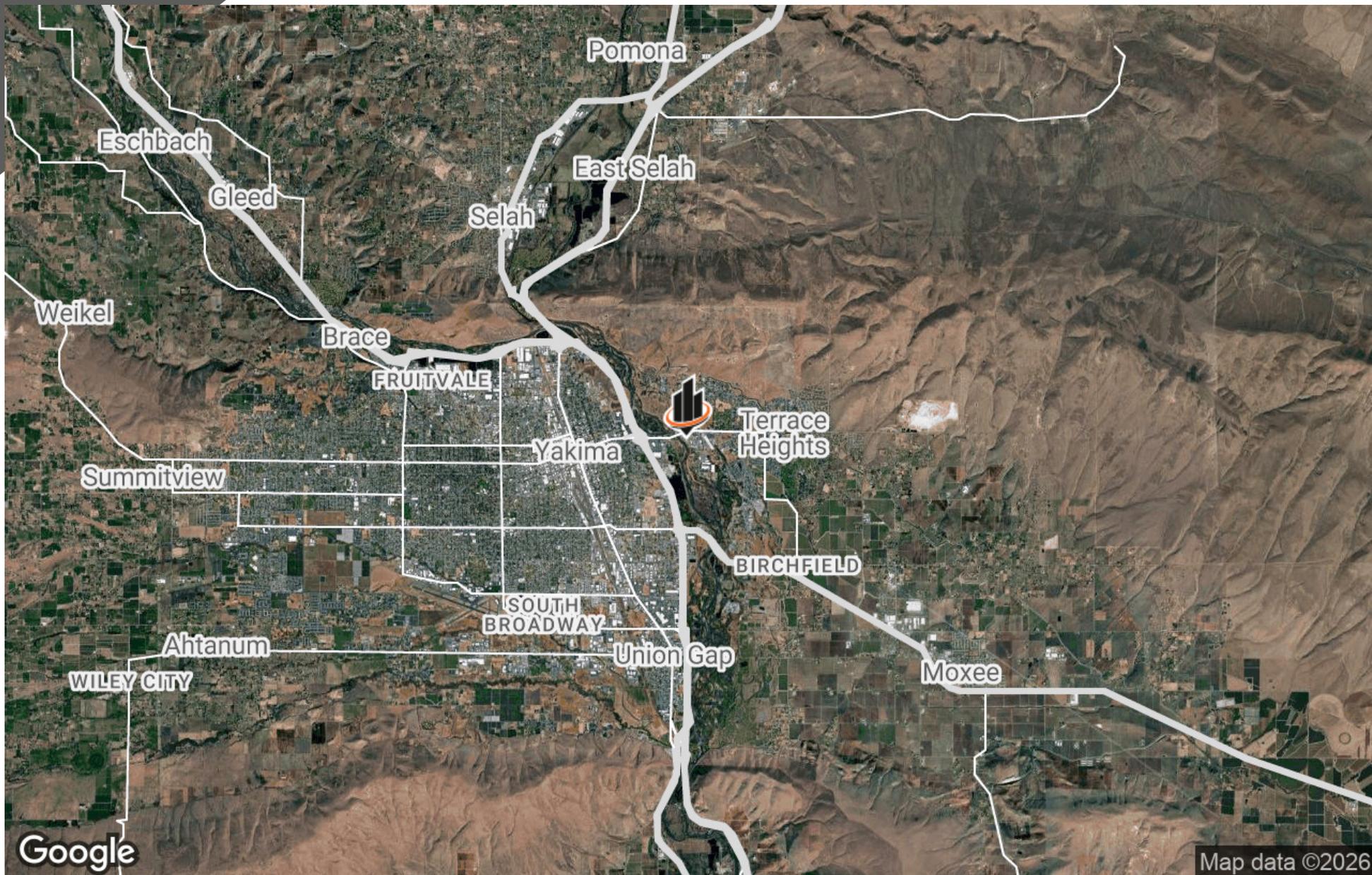
SITE PHOTOS



SITE AERIAL



REGIONAL MAP

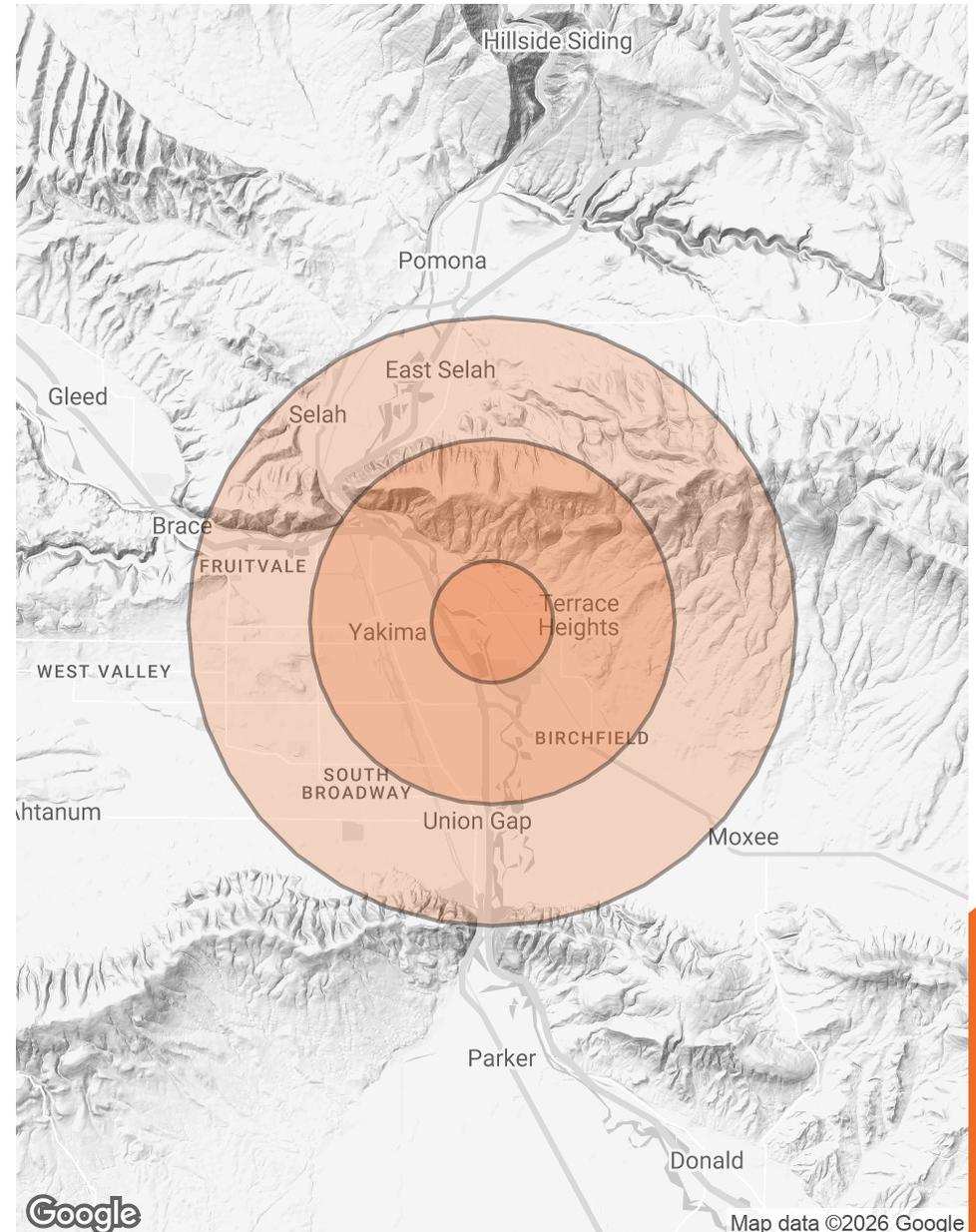


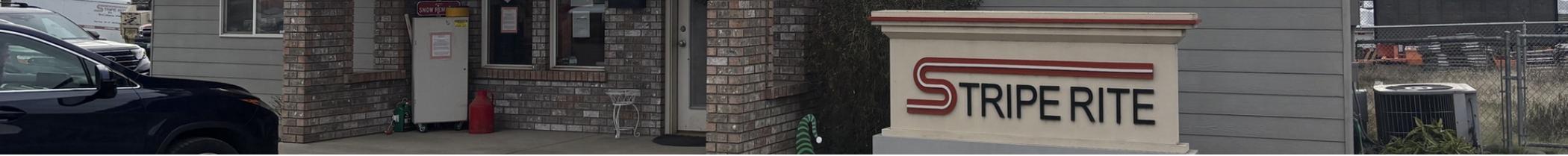
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,555	51,004	93,412
AVERAGE AGE	35	35	37
AVERAGE AGE (MALE)	35	35	36
AVERAGE AGE (FEMALE)	35	35	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,952	17,408	33,173
# OF PERSONS PER HH	2.8	2.9	2.8
AVERAGE HH INCOME	\$64,661	\$63,575	\$71,973
AVERAGE HOUSE VALUE	\$344,745	\$277,693	\$287,773

Demographics data derived from AlphaMap





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