

FOR SALE

**Cold Storage/Industrial
Complex With Acreage**



Offered at:
Available:

\$2,500,000
28,088SF on 5.35 acres +/-

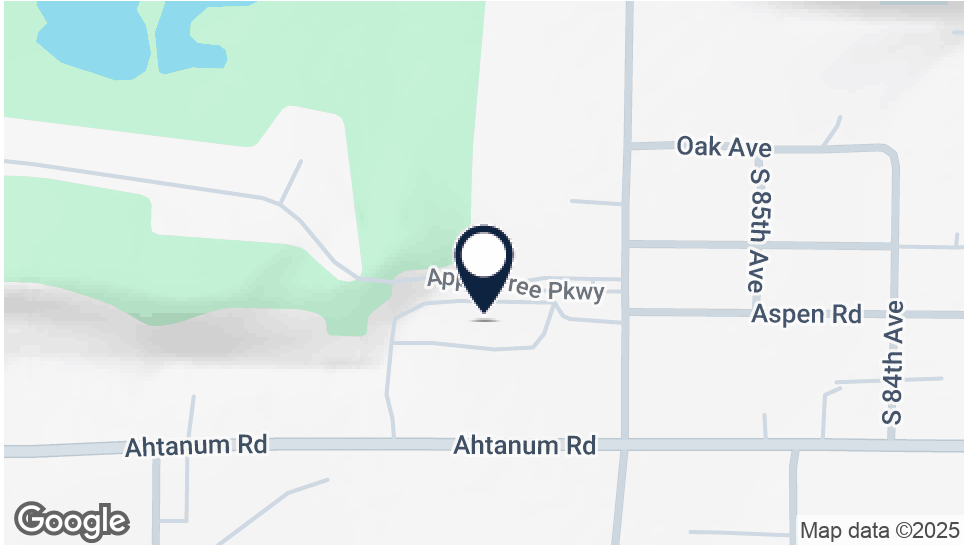
8603 Ahtanum Road
Yakima, WA 98908

218 S5gt Pendleton Way
Yakima, WA 98901

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509.961.7575: C
wcalmon@almoncommercial.com

Bill Almon, Jr.

Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,500,000
Total Building Size:	28,088SF +/-
Lot Size:	5.35 acres +/-
Years Built:	1972 & 1975
Zoning:	B-2
Parcel Numbers:	181206-23019 & 23028

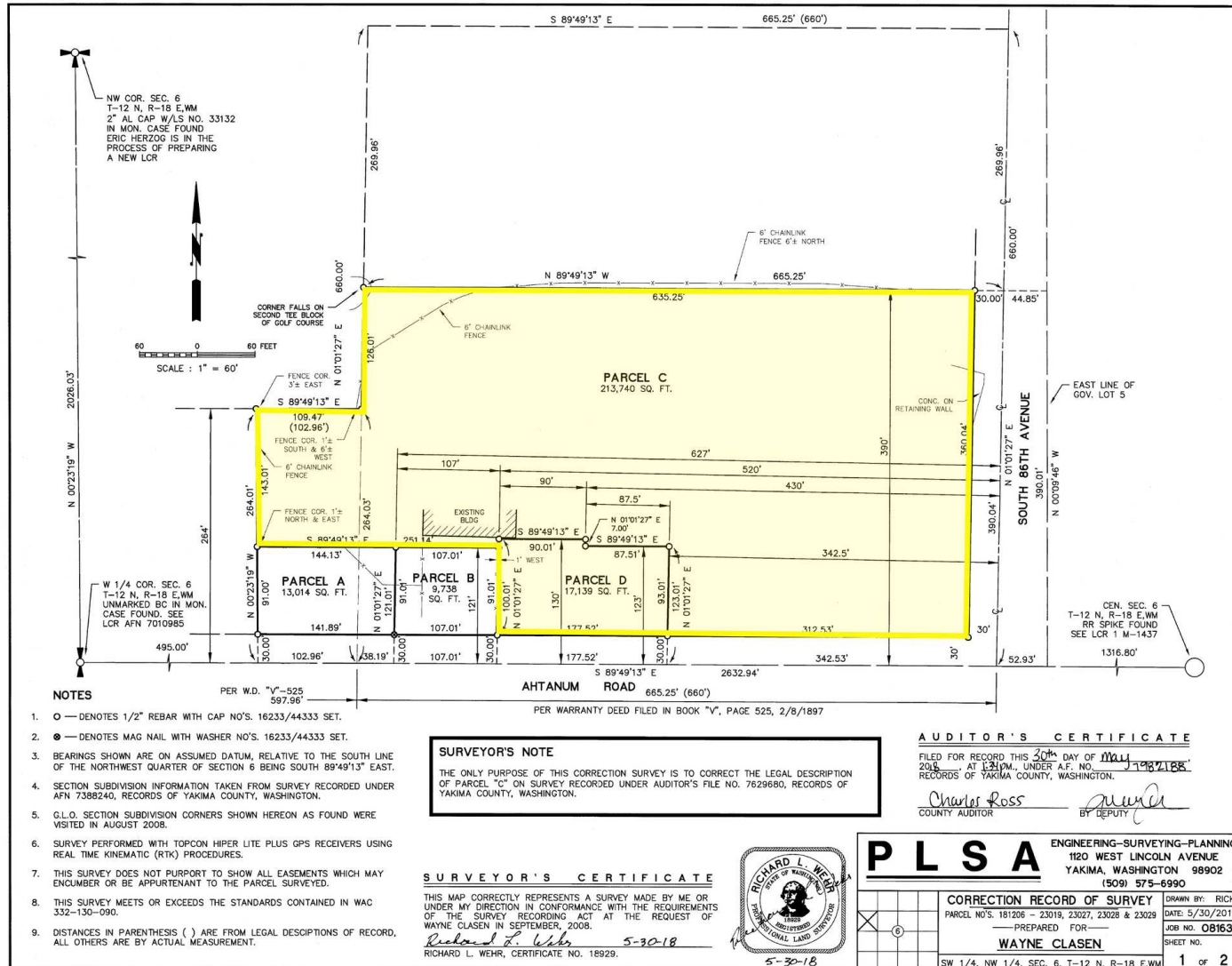
PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to purchase a cold storage facility that includes significant yard space suitable for expansion or bin storage and that also includes a freestanding office building with a scale and a pair of freestanding storage buildings.

Located just south of Apple Tree golf course and resort, the property has historically been utilized for agricultural purposes but has recently been rezoned to a more flexible traditional commercial zoning, opening the property up to numerous potential uses, including mini-storage or recreational uses that may be supported by the nearby residential developments.

Property is fully fenced and secured and includes a recessed loading dock for the yard area.

Survey



NOTES

- — DENOTES 1/2" REBAR WITH CAP NO'S. 16233/44333 SET.
- — DENOTES MAG NAIL WITH WASHER NO'S. 16233/44333 SET.
- BEARINGS SHOWN ARE ON ASSUMED DATUM, RELATIVE TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 6 BEING SOUTH 89°49'13" EAST.
- SECTION SUBDIVISION INFORMATION TAKEN FROM SURVEY RECORDED UNDER AFN 7388240, RECORDS OF YAKIMA COUNTY, WASHINGTON.
- G.L.O. SECTION SUBDIVISION CORNERS SHOWN HEREON AS FOUND WERE VISITED IN AUGUST 2008.
- SURVEY PERFORMED WITH TOPCON HIPER LITE PLUS GPS RECEIVERS USING REAL TIME KINEMATIC (RTK) PROCEDURES.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS WHICH MAY ENCUMBER OR BE APPURTENANT TO THE PARCEL SURVEYED.
- THIS SURVEY MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.
- DISTANCES IN PARENTHESIS () ARE FROM LEGAL DESCRIPTIONS OF RECORD, ALL OTHERS ARE BY ACTUAL MEASUREMENT.

SURVEYOR'S NOTE

THE ONLY PURPOSE OF THIS CORRECTION SURVEY IS TO CORRECT THE LEGAL DESCRIPTION OF PARCEL "C" ON SURVEY RECORDED UNDER AUDITOR'S FILE NO. 7629680, RECORDS OF YAKIMA COUNTY, WASHINGTON.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 30th DAY OF MAY 2018 AT 12:11 PM, UNDER A.F. NO. 7987188, RECORDS OF YAKIMA COUNTY, WASHINGTON.

Charles Ross
COUNTY AUDITOR

[Signature]
BY DEPUTY

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF WAYNE CLASEN IN SEPTEMBER, 2008.

Richard L. Wehr
RICHARD L. WEHR, CERTIFICATE NO. 18929.

5-30-18



PLSA ENGINEERING-SURVEYING-PLANNING
1120 WEST LINCOLN AVENUE
YAKIMA, WASHINGTON 98902
(509) 575-6990

CORRECTION RECORD OF SURVEY
PARCEL NO'S. 181206 - 23019, 23027, 23028 & 23029
PREPARED FOR
WAYNE CLASEN
SW 1/4, NW 1/4, SEC. 6, T-12 N, R-18 E, WM

DRAWN BY: RICK
DATE: 5/30/2018
JOB NO. 08163
SHEET NO.
1 of 2

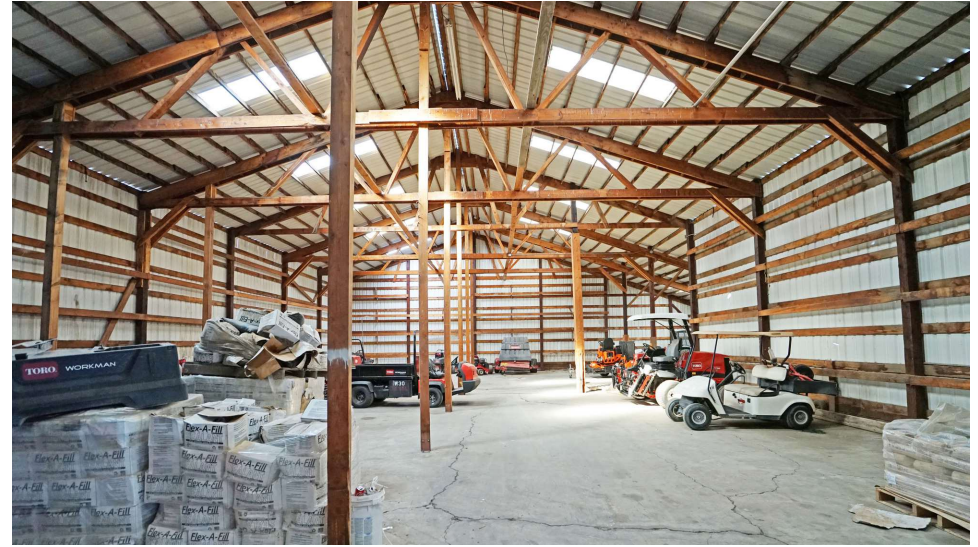
Highlights



PROPERTY HIGHLIGHTS

- Main building is approximately 19,968SF and has 6 ammonia based cold storage rooms, each being approximately 78' x 38.5' with 24.5' ceilings.
- Additional buildings include an approximately 1,728SF office building, 5,472SF storage building and 920SF storage building.
- Significant excess land area provides future expansion opportunities or yard/bin storage, which includes a concrete pad estimated to be approximately 1.29 acres.
- Recessed loading dock for the concrete yard area.
- Fully fenced and secured.

Additional Photos



Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo

