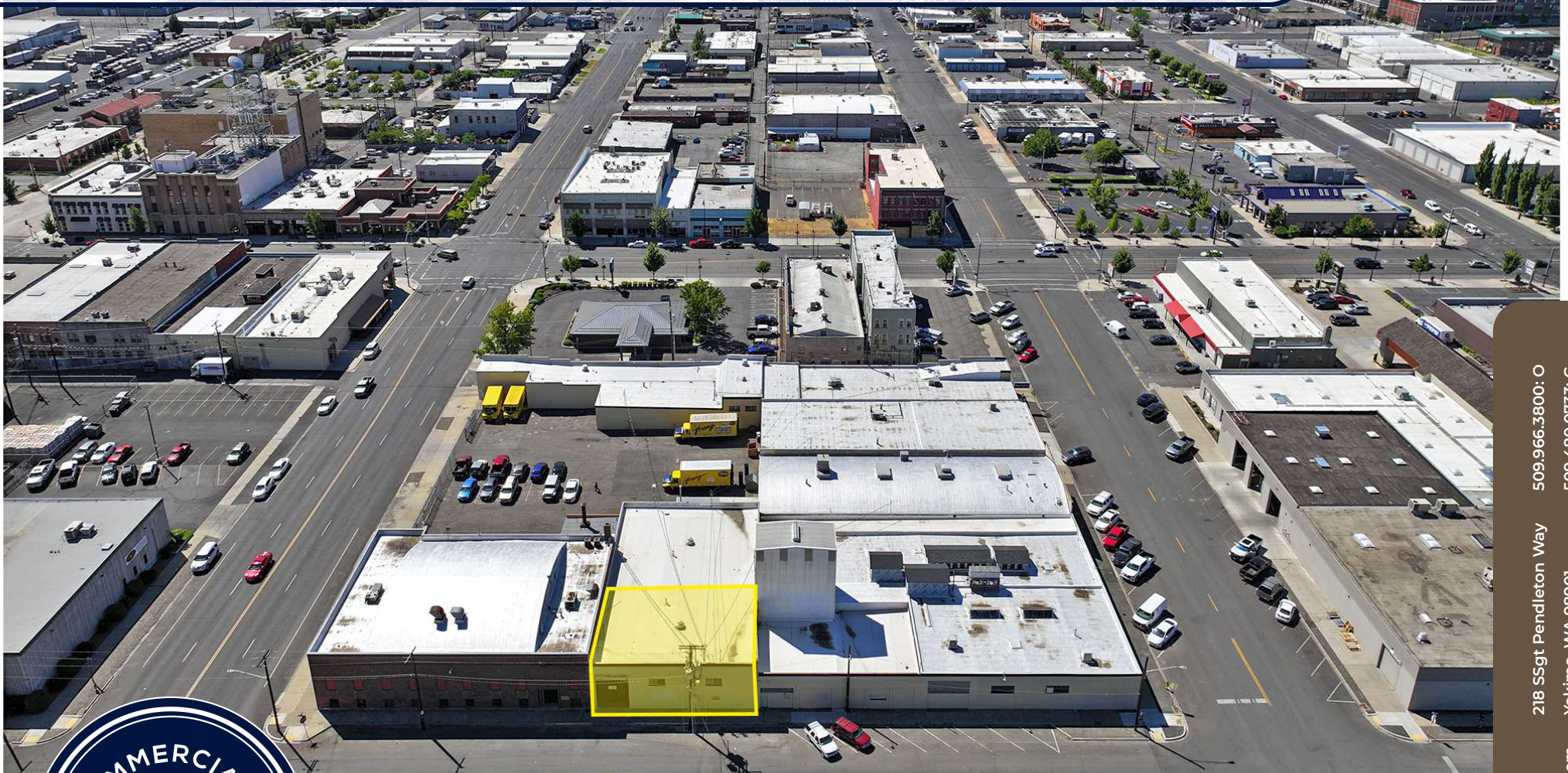


FOR LEASE | 2,800SF +/- Downtown Warehouse



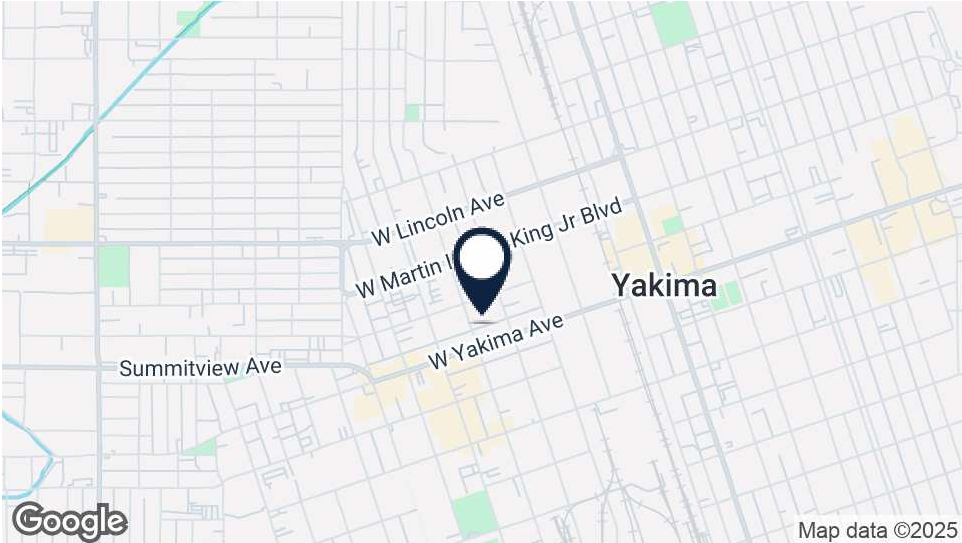
Offered at:
Available:

\$1,975.00/Month, NNN
2,800SF +/-

31 N 4th Ave, Suite F
Yakima, WA 98902

Nick Mayer
nmayer@almoncommercial.com
218 SSgt Pendleton Way
Yakima, WA 98901
509.966.3800: O
509.480.0733: C

Executive Summary



OFFERING SUMMARY	
Lease Rate:	\$1,975.00/Month, NNN
NNN/CAM's:	\$.22/SF/Month
Building Size:	40,827SF
Available SF:	2,800SF +/-
Lot Size:	43,560SF
Ceiling Height:	16'
Zoning:	CBD

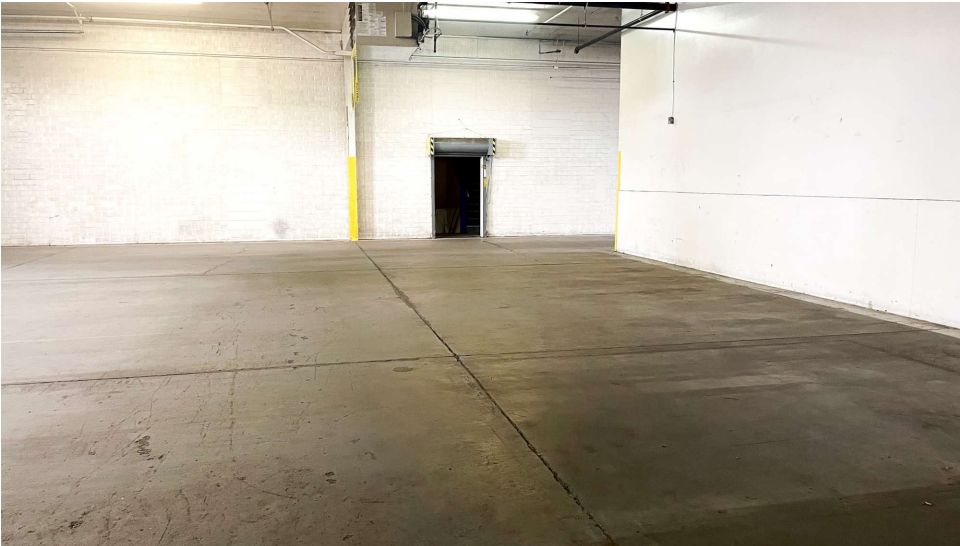
PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to position your business in the heart of Yakima's thriving downtown corridor with this versatile warehouse/manufacturing space. Offering exceptional functionality and prime location benefits, this property is ideal for a wide range of industrial. light manufacturing, services related uses.

This space includes a grade-level roll-up door, 16' ceilings, an on-site secured/fenced parking lot for staff or company vehicles and secured garage access, ample street parking convenient for employees and strategically located with nearby connectivity to major HWY and arterial routes.

Surrounded by a mix of established retailers and popular local destinations including Standard Paint, Ace Hardware, and Yakima Steak Company, this space benefits from built-in customer flow. Nearby attractions suck as the Capitol Theatre, Yakima Farmers Market, and the downtown commercial district further contribute to consistent year round activity.

Highlights



PROPERTY HIGHLIGHTS

- Difficult to find small warehouse in downtown Yakima.
- High Traffic area.
- Centrally located with good access to freeways.
- Zoned CBD allowing for a wide range of uses.
- In excess of 16,500 cars per day on nearby S. 1st St and 16,000 cars per day on Yakima Ave.
- 16' ceiling height, sprinkled with a grade level 12' roll-up door and heavy power.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	128	1,274	7,278
Total Population	380	3,701	20,812

Additional Photos



Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	380	3,701	20,812
Average Age	35	35	34
Average Age (Male)	35	34	34
Average Age (Female)	34	35	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	128	1,274	7,278
# of Persons per HH	3	2.9	2.9
Average HH Income	\$44,467	\$46,997	\$50,347
Average House Value	\$377,936	\$300,413	\$258,595

Demographics data derived from AlphaMap

