

FOR SALE

Partially Leased Downtown
Industrial Property



Offered at: \$2,736,000
Size: 28,800SF +/-

215 N 3rd Ave
Yakima, WA 98902

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218 SSgt Pendleton Way
Yakima, WA 98901

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,736,000
Total Building Area:	28,800SF +/-
Sale Price/SF:	\$95/SF +/-
Lot Size:	1.17 acres +/-
Percentage Leased:	50.42% +/-
Years Built:	1955 & 1965
Zoning:	M-1
Parcel Number:	181324-11432

PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to purchase an industrial property with four freestanding warehouses on one parcel at an affordable price per square foot.

Located near the heart of downtown fronting three busy commercial arterials, the property is ideally positioned for an owner-user who can occupy the currently vacant space consisting of approximately 14,280SF while benefiting from the income being generated from the remaining approximately 14,520SF that is leased.

The space available to occupy was most recently occupied by an electrical distributor and consists of both warehouse and showroom space with offices.

Highlights



PROPERTY HIGHLIGHTS

- Frontage along three commercial arterials and located at two controlled corner intersections with more than 29,400 vehicles per day passing by.
- Buildings consist of a masonry warehouse and a trio of clear-span steel frame warehouses with multiple ground level loading doors and heavy power.
- Approximately 50.42% leased with 14,280SF available to occupy.
- An affordable approximately \$95/SF attributable to the building areas on a blended basis.
- Vacant space is currently on the market for lease.

Rent Roll

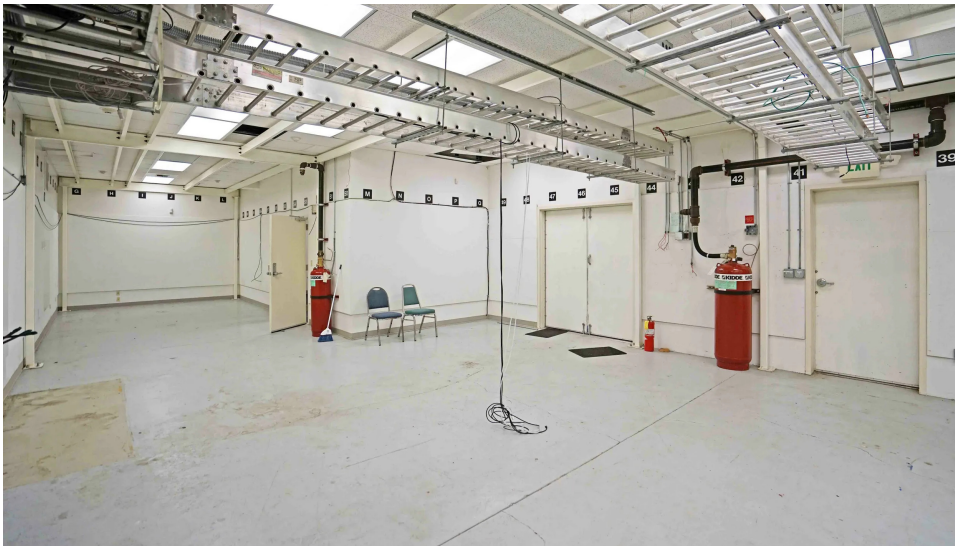
Building	Tenant	SF	Commencement	Expiration	Monthly Rent	Rent/SF/month	Expense Structure	Escalations
A	Vacant	14,280SF +/-						
B	Consolidated Electrical Distributors	7,380SF +/-	9/1/18	8/31/28	\$4,851.00	\$0.66/SF	NNN	CPI capped at 3%
C	Aerospace Joint Training Committee	2,240SF +/-	8/1/24	7/31/27	\$1,736.99	\$0.78/SF	NNN	3%
D	T-Mobile	4,900SF +/-	10/1/89	9/30/28	\$4,900.00	\$1.00/SF	NNN	3%



Additional Photos



Additional Photos



Additional Photo



Aerial

