

49 East 3rd Avenue

Toppenish, WA 98948

FOR SALE

7 buildings totaling
235,339 SF on 22.17
contiguous acres



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Total Site
22.17 Acres



5 Tax
Parcels



Heavy
Power



Heavy Industrial
(M2) Zoning



#	AC	Total Bldg. SF	Parcel #
1	0.34	0	20101021023
2	3.17	7,298	20101012483
3	15.78	215,841	20101013404
4	2.03	0	20101013402
5	0.85	12,200	20101013401



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Building Specs:

- 7 Buildings on 5 Tax Parcels
- Dock High & Drive-in loading
- Varying Clear Height
- 215,000 SF Excess yard area
- Multiple Ingress & Egress Points
- Heavy Industrial (M2) Zoning
- Heavy Power
- Asking Price: \$4,900,000



Total Building Size	235,339 SF
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Processing warehouse	199,425 SF
Cold storage warehouse	12,200 SF
Office building	7,298 SF
Storage warehouse	6,784 SF
Service garage	3,632 SF
Storage sheds (2)	3,000 SF



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LOCATION

3.6 MILES
TO I-82

21 MILES
TO YAKIMA, WA

60 MILES
TO TRI-CITIES, WA

163 MILES
TO SEATTLE, WA

165 MILES
TO PORTLAND, OR

200 MILES
TO SPOKANE, WA



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