

**FOR LEASE**

Secured Yard Space  
Or Staging Area



Offered at:  
Available:

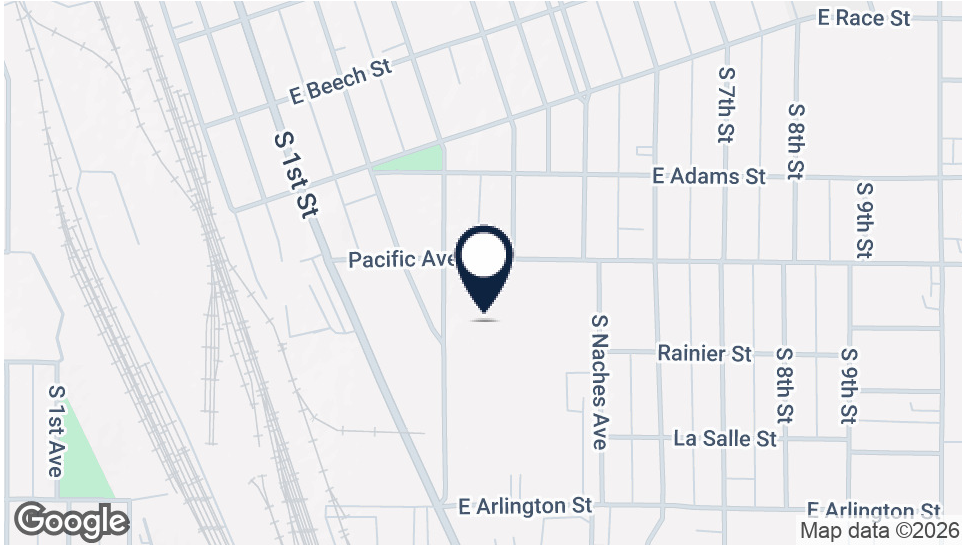
\$1,000/month, NNN  
0.55 acres +/-

911 S 3rd Street  
Yakima, WA 98901

218 S Sgt Pendleton Way  
Yakima, WA 98901  
509.966.3800: O  
509.961.7575: C

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# Executive Summary



## OFFERING SUMMARY

Lease Rate:	\$1,000/month, NNN
Land Area:	0.55 acres +/-
Zoning:	M-1
Parcel Numbers:	191330-12402, 12403 and 12481

## PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease difficult to find secured yard space within an industrial complex suitable for equipment or vehicle storage, construction yard, staging area, etc.

Centrally located near downtown, the property is shared with Horizon Distribution and a trio of warehouse users and has access from both S Naches Ave and S 3rd St.

Advertised size is estimated with the exact size and configuration to be mutually agreed upon.

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# Highlights

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## PROPERTY HIGHLIGHTS

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- Size is estimated with the exact dimensions and size to be mutually agreed upon (more or less land area is available).
- Lot is fully paved and property is secured.
- Access from both S Naches Ave and S 3rd St.
- Low NNN's with taxes and insurance estimated at approximately \$200/month.
- Advertised rate is 'as-is' with no improvements.

# Aerial



# Aerial

