

# BTS INDUSTRIAL SPACE

FOR LEASE

NNA INDUSTRIAL WAY, YAKIMA, WA 98903



## PROPERTY DESCRIPTION

This listing is for a BTS Flex industrial space. Owner is planning to construct 15,000SF+/- and will allow for an office buildout allowance. Lease rate on the shell of the building will be at \$.95SF per month and office rate will be at \$1.50SF per month. Construction will commence upon lease execution and owner believes that he can deliver the space within 9 months. Owner is willing to sell land at \$485,694.00

## PROPERTY HIGHLIGHTS

- New Industrial space
- Owner willing to design space per tenants requests depending on rate and term
- Large yard space
- Fully fenced

## OFFERING SUMMARY

Lease Rate:	\$0.95 - 1.50 SF/month (NNN)
Available SF:	7,500 - 15,000 SF
Lot Size:	2.23 Acres
Building Size:	15,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	19	64	501
Total Population	45	177	1,503
Average HH Income	\$69,589	\$73,575	\$74,035

MIKE ABRAMS

509.949.1389

mikea@johnlscott.com

**John L. Scott**  
REAL ESTATE

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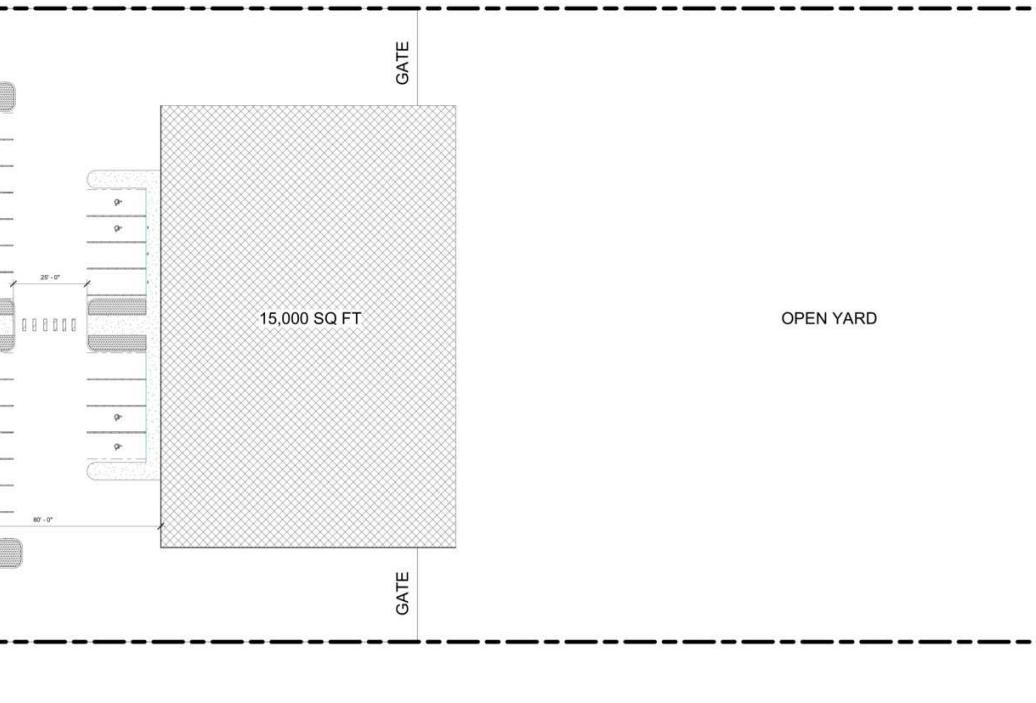
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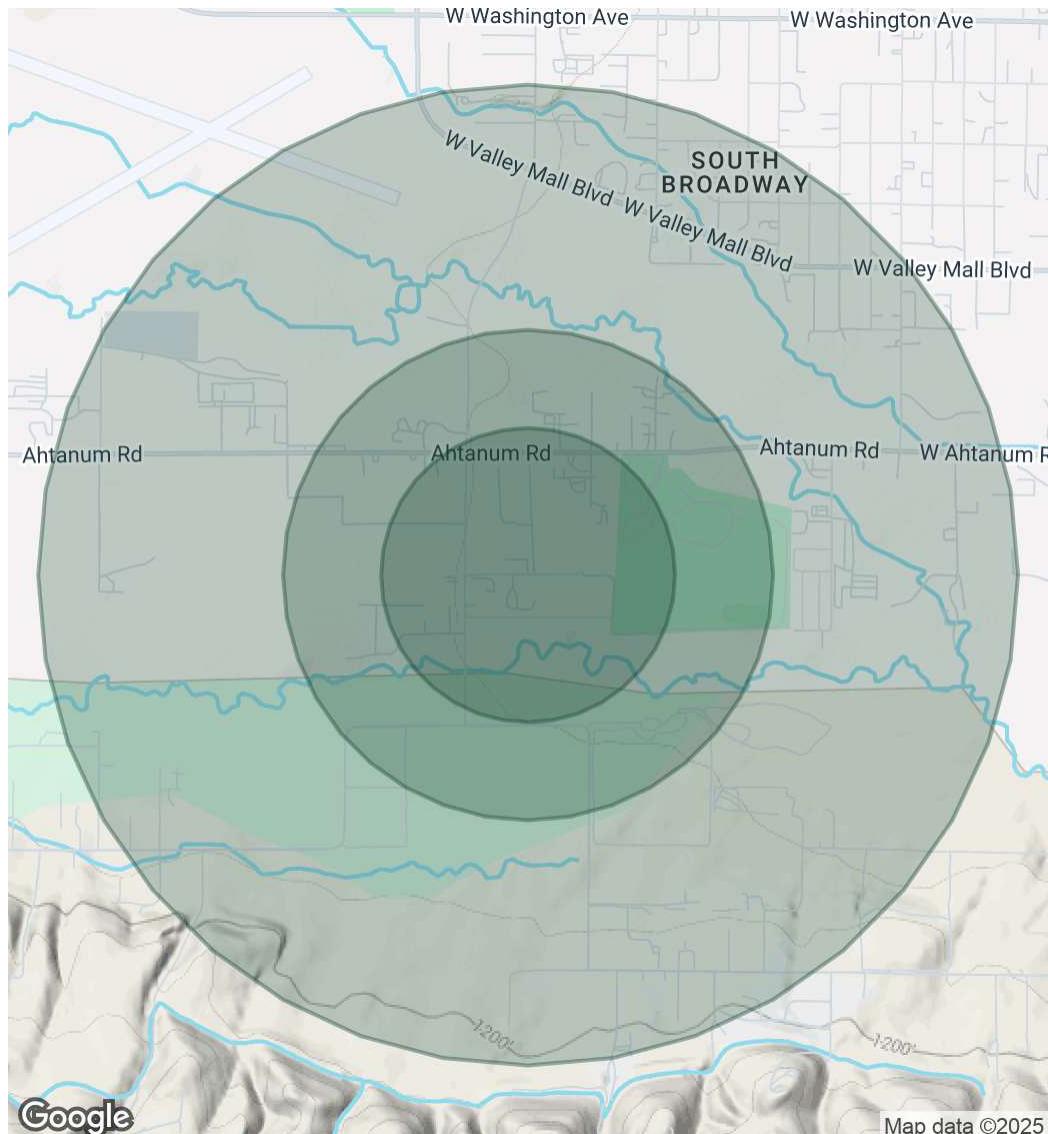
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	45	177	1,503
Average Age	42	40	38
Average Age (Male)	41	39	38
Average Age (Female)	44	41	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	19	64	501
# of Persons per HH	2.4	2.8	3
Average HH Income	\$69,589	\$73,575	\$74,035
Average House Value	\$231,274	\$235,674	\$228,930

Demographics data derived from AlphaMap



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