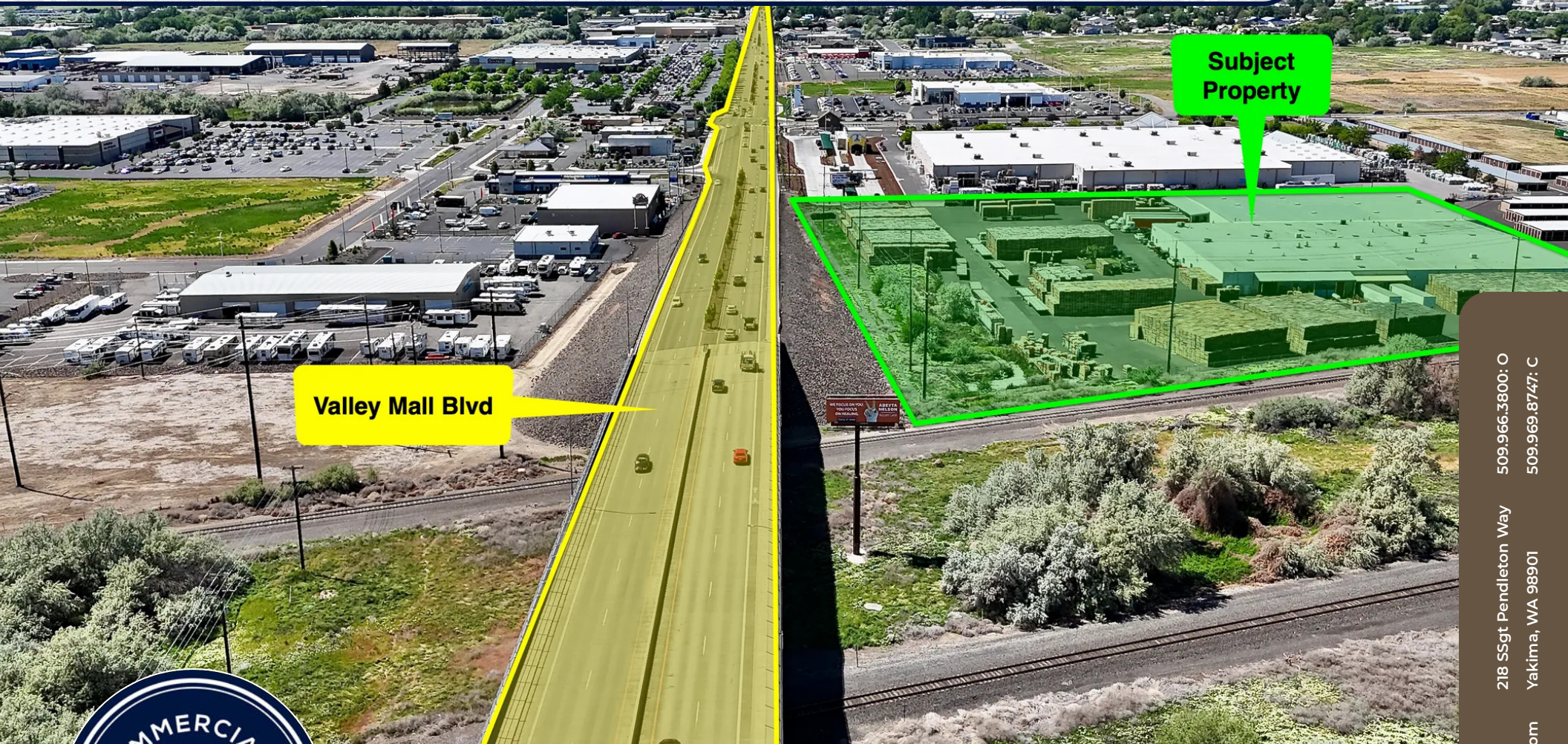


FOR SALE/LEASE | Industrial Warehouse Space



Offered at:
Available:

\$5,250,000 | \$0.55/SF/month, NNN
89,200SF

2255 Longfibre Road
Yakima, WA 98903

509.966.3800: O
509.969.8747: C

218 SSgt Pendleton Way
Yakima, WA 98901

Chris Sentz
csentz@almoncommercial.com

Executive Summary



Sale Price	\$5,250,000
Lease Rate	\$0.55/SF/MONTH, NNN

OFFERING SUMMARY	
Building Size:	89,200SF
Lot Size:	7.14 acres
Price per SF:	\$59
Year Built:	1999
Zoning:	GC
Parcel Number	191331-44402
Located	City of Yakima

PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to purchase or lease approximately 89,200 square feet of functional industrial space well situated for manufacturing, warehousing, distribution or logistics operations. Constructed with durable concrete tilt-up construction and situated on a generously sized site with extensive paved yard and circulation areas, the property offers the infrastructure and flexibility required for a wide variety of users.

The facility benefits from strong regional connectivity to Interstate 82 within Yakima's established industrial corridor, providing efficient access for truck traffic, equipment movement, and employee accessibility. The combination of large-scale warehouse capacity, ample yard area, and flexible industrial utility makes this property an ideal solution for companies seeking scalable operations, production capabilities, storage, or distribution space in Central Washington.

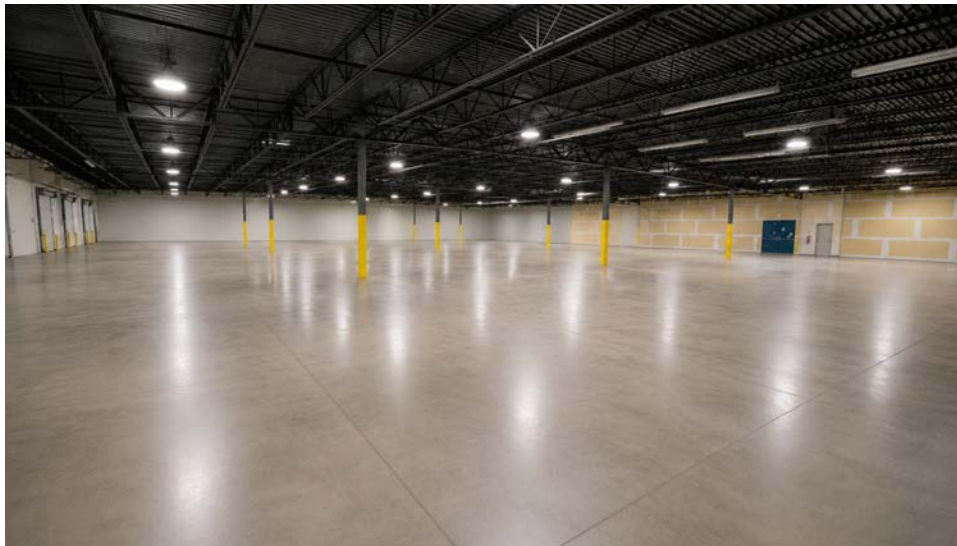
Highlights



PROPERTY HIGHLIGHTS

- Six (6) dock high and six (6) ground level doors
- 5500 amps of power
- Sprinklered fire suppression system
- Skylights
- 2" airlines throughout
- Nicely appointed office buildout
- Break-room, conference room, assorted individual offices
- Fully paved and secured outdoor storage

Additional Photos



Proposed Parking & Yard Space



Retailer Map



Meet The Team



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Broker

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