

FOR LEASE | Industrial Warehouse Space

501 C
50,000SF

501 B
40,000SF



Offered at:
Available:

\$0.39/SF/Month, NNN
40,000-90,000SF

501 Keys Road
Yakima, WA 98901

509.966.3800: O
509.969.8747: C

218 SSgt Pendleton Way
Yakima, WA 98901

Chris Sentz
csentz@almoncommercial.com

Executive Summary



Lease Rate	\$0.39/SF/MONTH, NNN
------------	----------------------

OFFERING SUMMARY	
Building Size:	90,000SF
Available SF:	40,000-90,000SF
Lot Size:	10.29 acres
Zoning:	M1
Sprinklered	YES
Dock High	4
Grade Level	3
Yard Space	1/2 Acre Fenced

PROPERTY OVERVIEW

FOR LEASE - 90,000 SF of Warehouse Space, divisible into 50,000 SF and 40,000 SF. Featuring 24' - 27' clear height, sprinklered, insulated and heated space with LED lighting. Ample power to be verified by Landlord prior to leasing. 4 DH Doors and 3 GL Doors. 1/2 Acre of fenced and secured yard space available. Ready access to I-82, competitive lease rate with 2022 NNN's estimated at \$.08/SF/Month

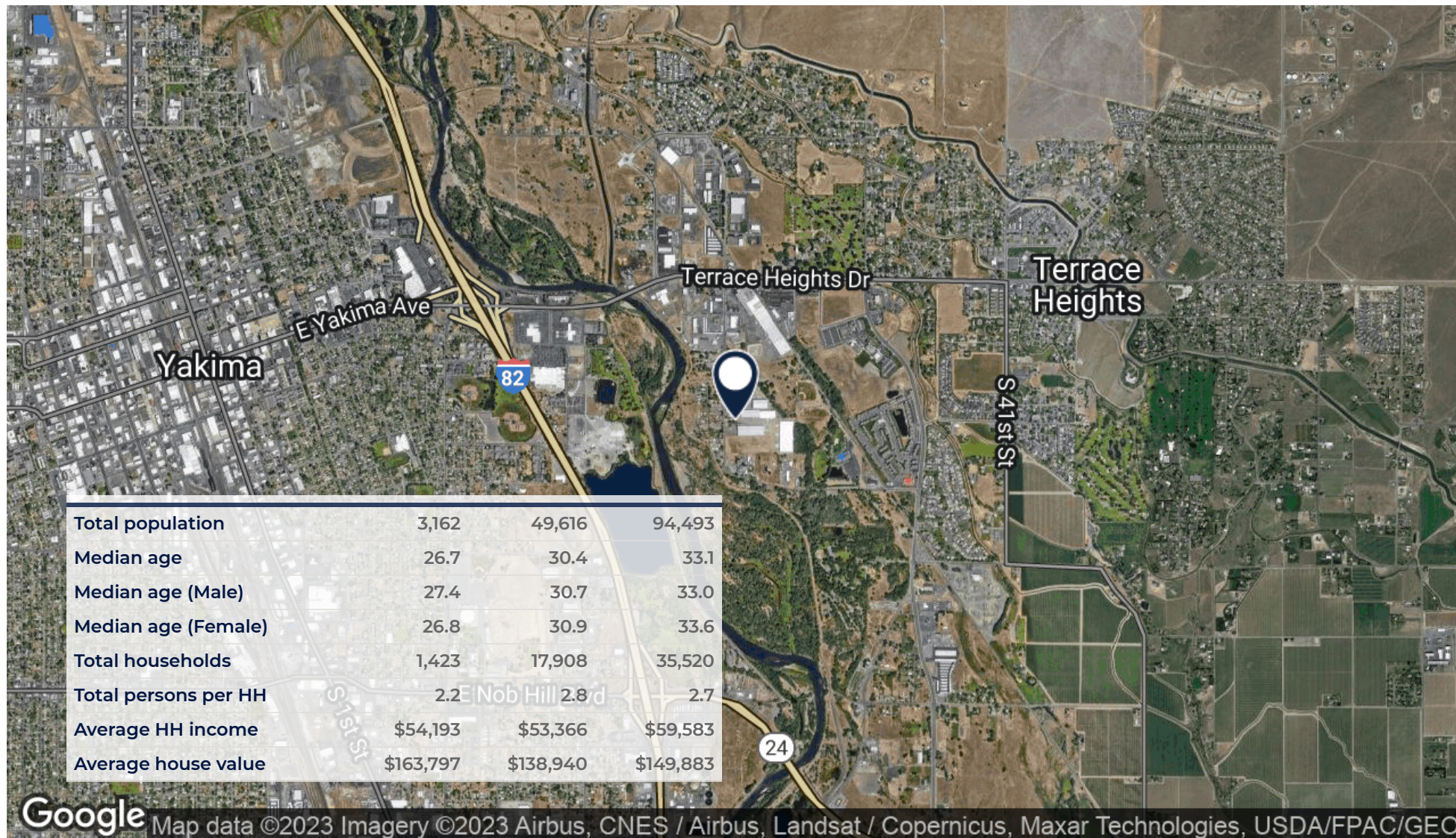
PROPERTY HIGHLIGHTS

- Concrete Block Construction
- Metal Roof
- 24'-27' Clear Height
- Sprinklered & Insulated
- Gated & Secured Facility
- Ready Access to I-82 (1 Mile)
- Zoned M1

Additional Photos



Aerial Map



Meet The Team



CHRIS SENTZ

Broker

C: 509.969.8747

csentz@almoncommercial.com



SCOTT CLARK

Broker

scott@grafinv.com

WA #121673

CENTRAL WASHINGTON PROPERTIES
410 South 1st Street
Selah, WA 98942
206.484.9908