

# FOR LEASE | Sunnyside Industrial Warehouse



Offered at:  
Available:

\$0.60/SF/Month + NNN  
224,651 SF

319 E South Hill Rd  
Sunnyside, WA 98944

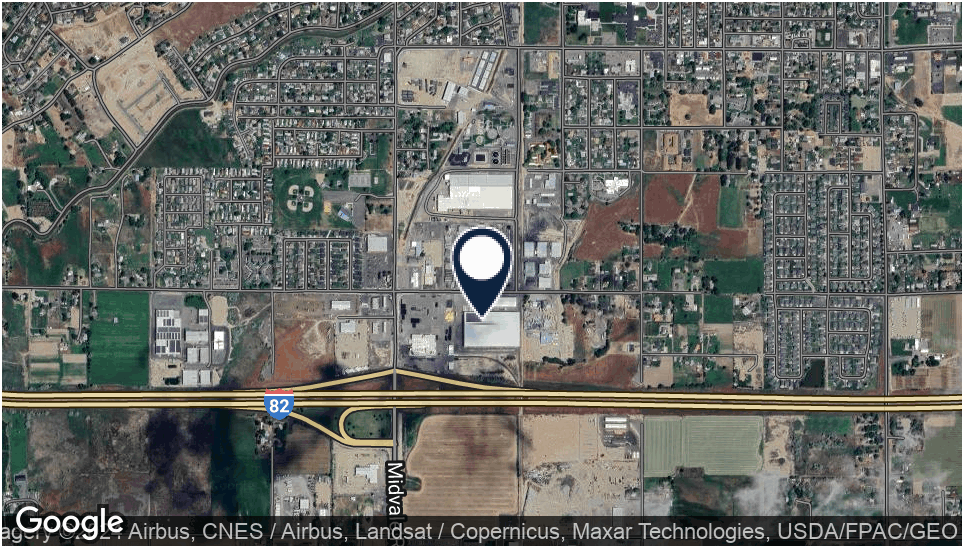
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218 SSgt Pendleton Way  
Yakima, WA 98901

Chris Sentz  
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# Executive Summary



Lease Rate	\$ .60/SF/MONTH + NNN
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OFFERING SUMMARY	
Building Size:	224,651 SF
NNN:	Estimated \$.08/SF/Month +/-
Available SF:	224,651 SF
Lot Size:	8.53 acres
Year Built:	2014
Zoning:	M2
Parcel:	221036-32601

## PROPERTY OVERVIEW

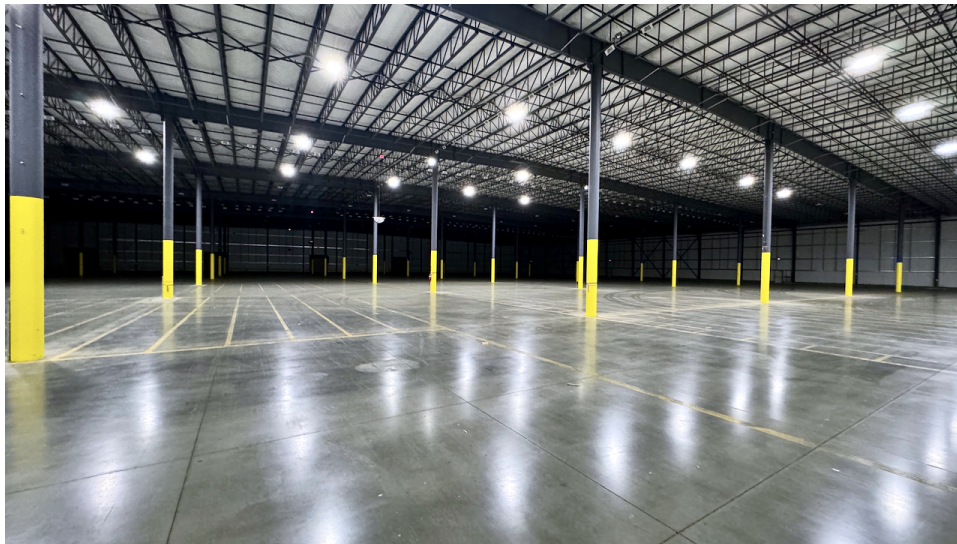
THIS OFFERING is for a 224,651 SF distribution warehouse located in the Port of Sunnyside, WA just off Interstate 82. Currently 224,651 SF of dry storage is available for lease. Built in 2014 this building has 6 dock high doors (additional docks can be added), 4 rail doors and 1 grade high door. The building has 30' clear height and is available for lease at \$.60/SF/Month for entire building, rate negotiable if demised. Property includes roof mounted solar and engineered insulated panel construction along with large air handlers which can turn the inside air 2 times per day. Full fire suppression system capable of flow rates higher than standard requirements. Group II Commodity can be stored 30 feet high and Group III commodity can be stored 24 feet high.

## PROPERTY HIGHLIGHTS

- Ready access to Interstate 82, just off Exit 67
- 6 Dock High, 4 Rail Doors and 1 Grade High Door (Possible to add 8 Dock High & 1 Grade High)
- Capable of Class II and Class III Commodity Storage
- 2000 Amps of Available Power
- NNN Estimated at \$.08/SF/Month

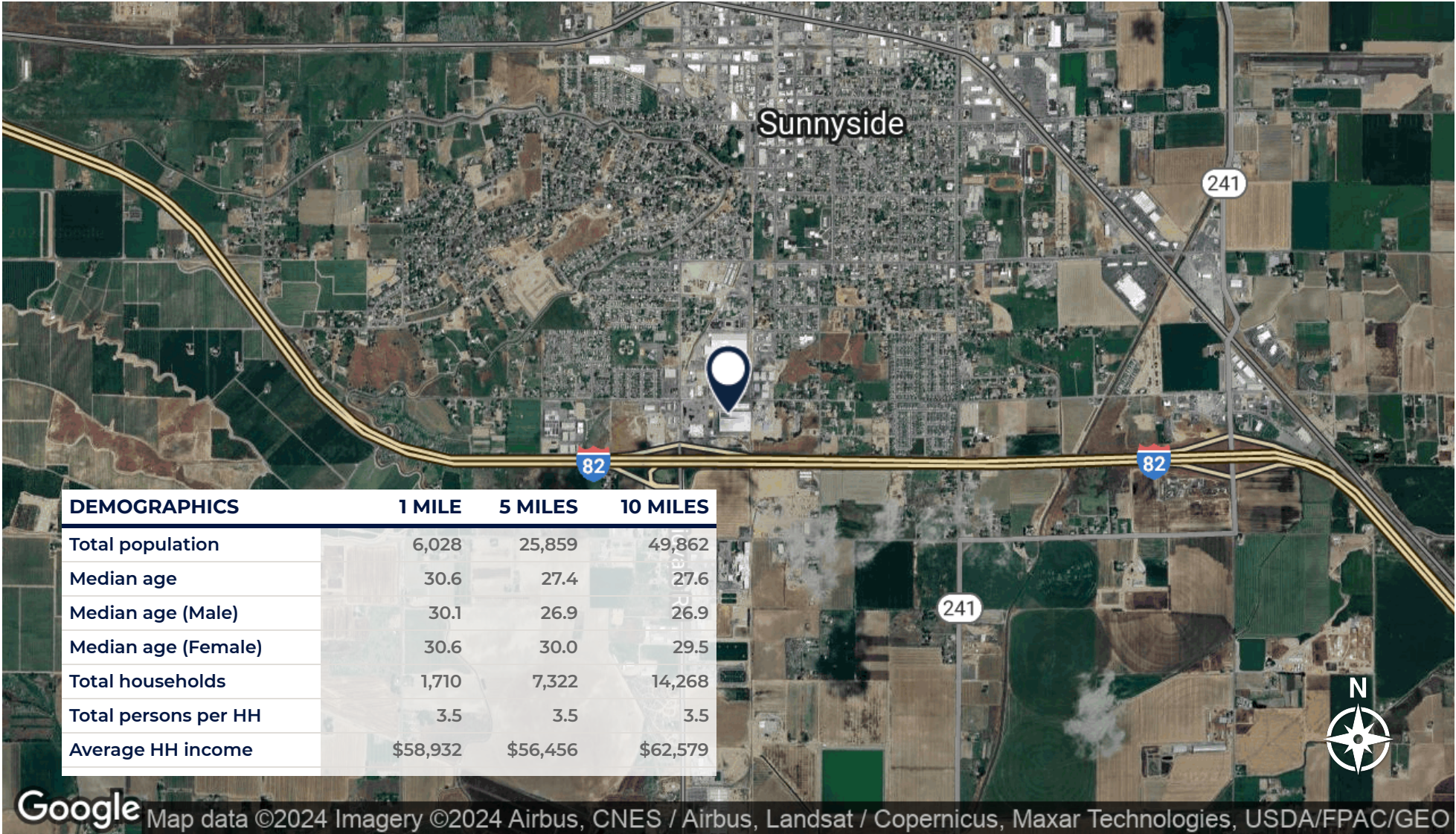


## Additional Photos





# Aerial Map





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## Additional Photo

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## Meet The Team



**CHRIS SENTZ**

Broker

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