

# HDI WAREHOUSE

227 South Front Street | Yakima, WA

FOR SALE  
OR LEASE



**NEW PRICE!**

Great Owner/User or  
Investor Opportunity

For more information, contact:

Paul Stelzer  
509.248.4530  
pstelzer@neilwalter.com

Mike Roy  
253.395.3606  
mroy@neilwalter.com



Neil Walter Company  
Suite B  
1320 N 16th Ave  
Yakima, WA 98902

www.neilwalter.com

## PROPERTY DETAILS

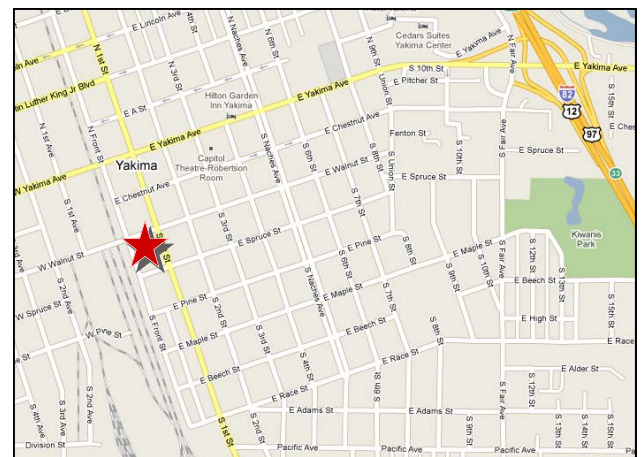
Total Size..... 47,630 SF  
Land Size..... 54,800 SF(1.25 acres)  
Year Built..... 1971/2001

## PROPERTY FEATURES

- 3 DH doors; 1 GL door (potential for additional doors)
- Heavy power available
- 21'-24' clear height
- Updated T-8 lighting
- Sprinklered and insulated
- Gas heat
- Additional parking available

## PRICE DETAILS

Sale Price ..... ~~\$1,900,000~~ **\$1,800,000**  
Seller Financing Available  
Lease Rate ... ~~\$.29/SF, NNN~~ **\$.27/SF, NNN**



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