

# Noel Building Union Gap, WA



**Yakima County, WA**



**601 WEST AHTANUM RD, UNION GAP, WA**

## FAST FACTS

*Building Area:* 117,498 ± sq. ft. at ground level

*Land area:* ± 13.37 acres

*Price:* Lease w/ option to purchase - negotiable

*Construction:* Block Concrete & Steel

*Features:*

± 9,000 sq ft office & sales space (on two levels)

± 16,000 sq ft freezer section

± 6,000 sq ft of cold storage section

25' ft clear height ceilings

12 dock - high doors; 3 grade - level doors

Sprinklered and insulated

*Previous Uses:* Food Processing & Distribution

*Transportation:*

5 minutes to Interstate-82

5 minutes to Yakima Air Terminal

2 1/2 hours to Seattle

Rail: Within 300 ft

*Estimated labor force within 30 miles:* 131,161



## CONTACT INFO

### Noel Corporation

Justin Noel, Vice President

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Information updated September, 2011 and provided by:

**Yakima County Development Association**

10 N. 9th St. | PO Box 1387 | Yakima, WA 98907-1387 | 509.575.1140 | [info@ycda.com](mailto:info@ycda.com) | [www.ycda.com](http://www.ycda.com)

Information was obtained from sources deemed to be reliable. YCDA does not, however, guarantee the accuracy of this data.



# Noel Building

## Building Specs

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117,498 square feet total at ground floor level  
Including: warehouse, offices, restrooms, break rooms,  
paint shop, etc.

102,688 square feet (approx) of forklift accessible stor-  
age areas, including shipping vestibules and  
insulated areas

Electrical Service (2) *by Pacific Power*

- 1,000 amp 480 volt 3-phase

- 1,200 amp 240 volt 3-phase

Gas Heat *by Cascade Natural Gas*

### Legend Below Denotes Floor Layout on Next Page

A. Front Offices	2,610 sq. ft.
B. Open Offices	3,000 sq. ft.
C. Utility Room	400 sq. ft.
D. Paint Shop	6,000 sq. ft.
E. Computer Room	800 sq. ft.
F. Restroom & Office	988 sq. ft.
G. Break Room, Restroom, Lockers	1,012 sq. ft.
H. Sales Room, Office Area*	3,400 sq. ft.
I. Test Kitchen*	988 sq. ft.

\* Denotes upper levels

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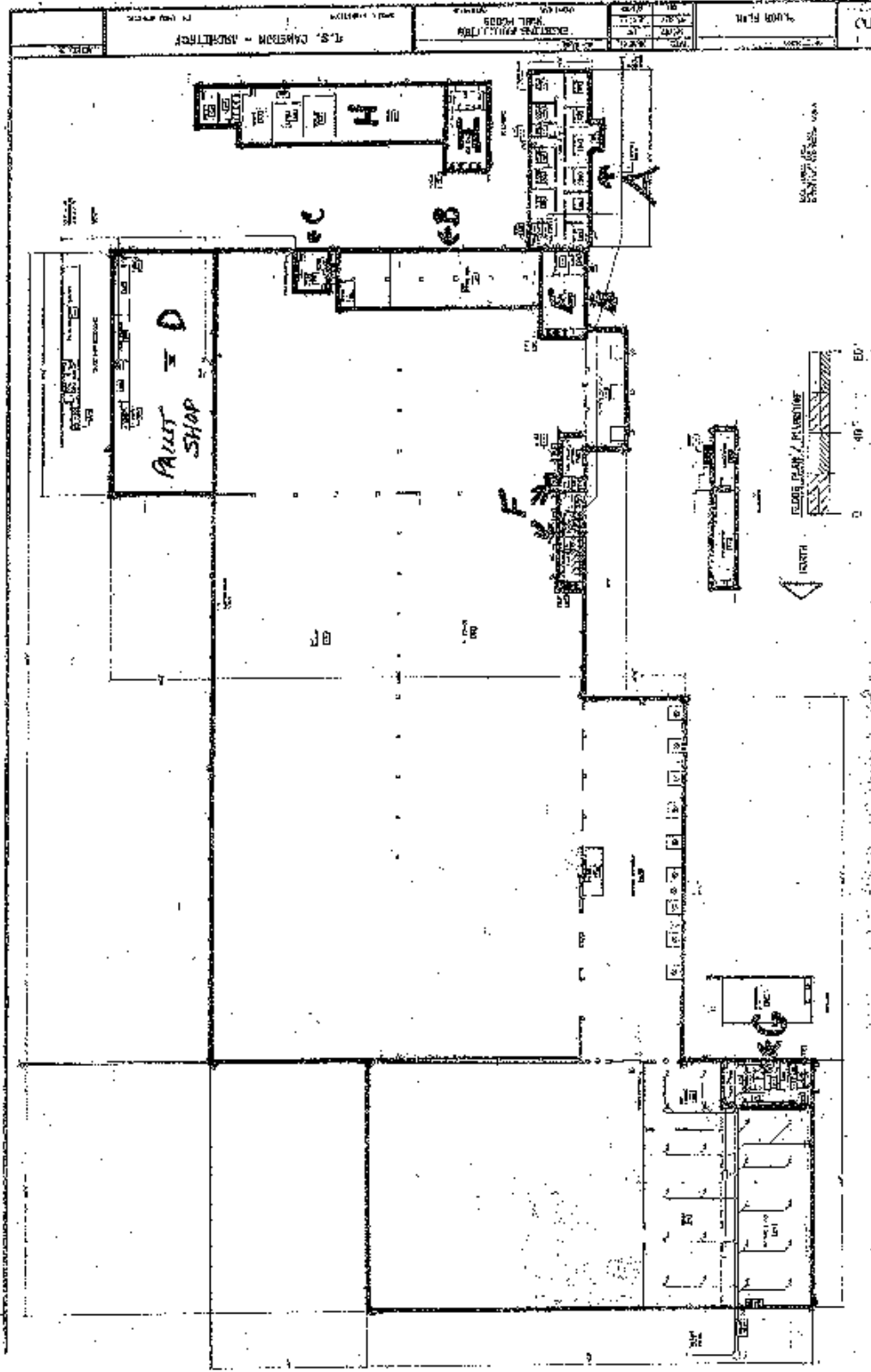
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# Noel Transportation Building Union Gap, Washington

# Floor Layout



Information updated September, 2011 and provided to you by:  
New Vision, the Yakima County Development Association

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*East View*



*West View*

# Noel Building

Union Gap, WA

## Refrigerated Space:

- 16,000 sq ft insulated for freezing temperatures
- 3,000 sq ft insulated for refrigeration, equipped with refrigeration unit
- 3,000 sq ft insulated for refrigeration with no unit on site



*Main Warehouse*



*Main Warehouse*



*Insulated Space, 3,000 sf*



*Insulated Space, 3,000 sf*



*Insulated Freezer Space, 16,000*