

**510,127 SF in
Yakima, Washington**

YAKIMA DISTRIBUTION CENTER
2801 River Road
Yakima, Washington



*First class distribution
facility located in
Central Washington*

For Lease/Sale

- ± 510,127 SF Total (Divisible)
- ± 15,902 SF Office
- ± 20.17 Acres
- Adjacent land available
- 55 DH doors; 2 GL doors (ability to add more)
- 28' clear height
- Rail available
- Immediate access to SR-12 & I-82
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- Rail available
- Will divide
- Lease Rate (NNN): \$.26/SF Warehouse
\$.50/SF Office
- Sale Price: \$18,900,000



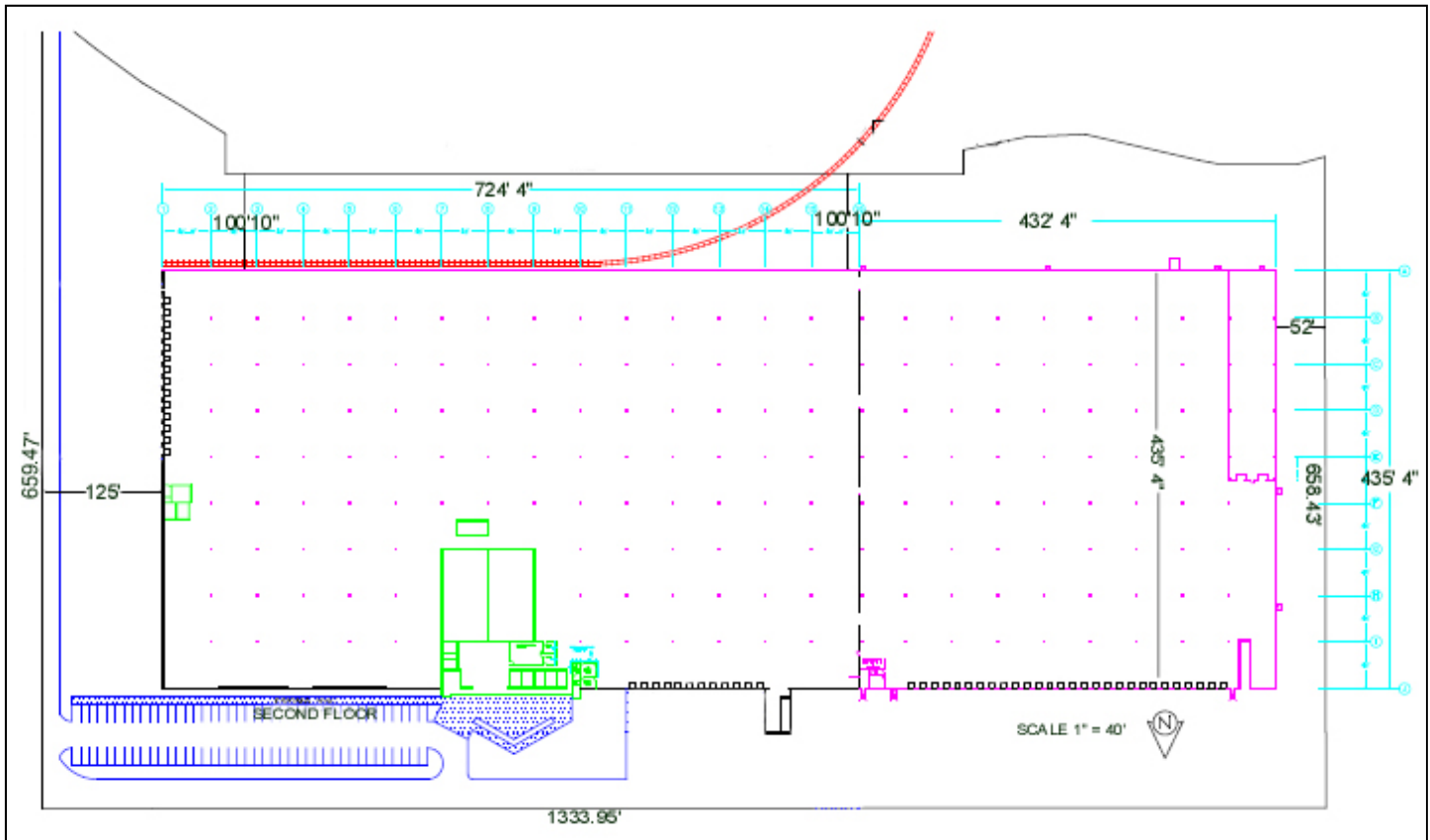
For more information, please contact:

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NWC NEIL WALTER
COMPANY

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BUILDING FEATURES

Rail Service:	Yes
Sprinkler:	Yes
Parking:	139 stalls, plus adjacent land available
Loading Doors:	55 DH, 2 GL (more possible)
Electrical:	2000 amp, 277/480-volt, 3-phase
Ceiling Height:	28'
Floor:	6" reinforced concrete
Column Spacing:	48' x 48'
HVAC:	Air rotation in warehouse AC in office
Construction:	Pre-cast concrete Fully insulated shell
Year Built:	1983, Expanded and Renovated in 1996
Lighting:	Fluorescent and High Density

