

Vanderwood Building Yakima, Washington



2920 RIVER ROAD, YAKIMA, WA

FAST FACTS

Building Area: 38,000 sq. ft.

***Available Footage:* +8,000 sq. ft.**

Land area: ±2.57 acres

Price: \$0.30 per sq. ft. (lease only)

Construction: Wood framing

Features:

Easy highway access

One dock high door in back

Zoning: Light Industrial

Previous Uses: Manufacturing

Transportation:

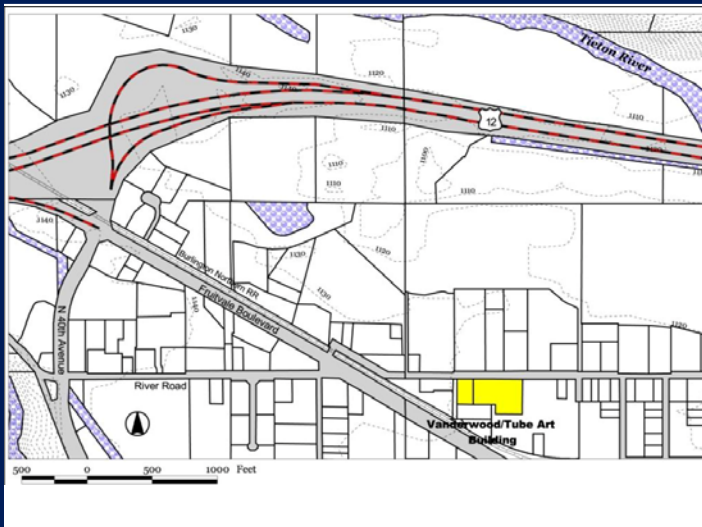
Rail near site

10 minutes to I-82

15 minutes to Yakima Air Terminal

2.5 hours to Seattle

Estimated labor force within 30 miles: 88,704



CONTACT INFO

Owner

Elmer Vanderwood

509.966.3800 or 509.945.4498

Information updated August, 2010 and provided by:

Yakima County Development Association

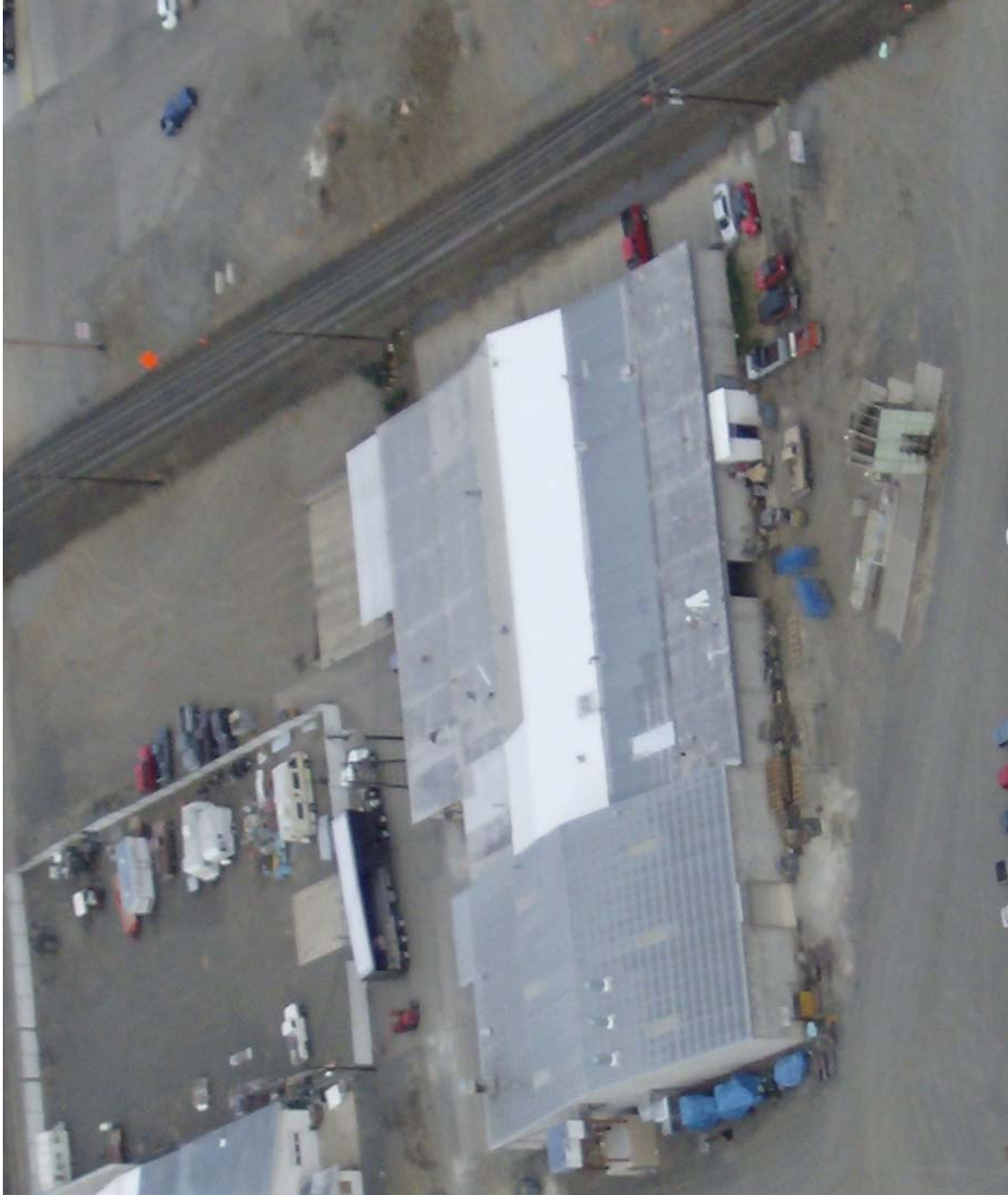
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Aerial

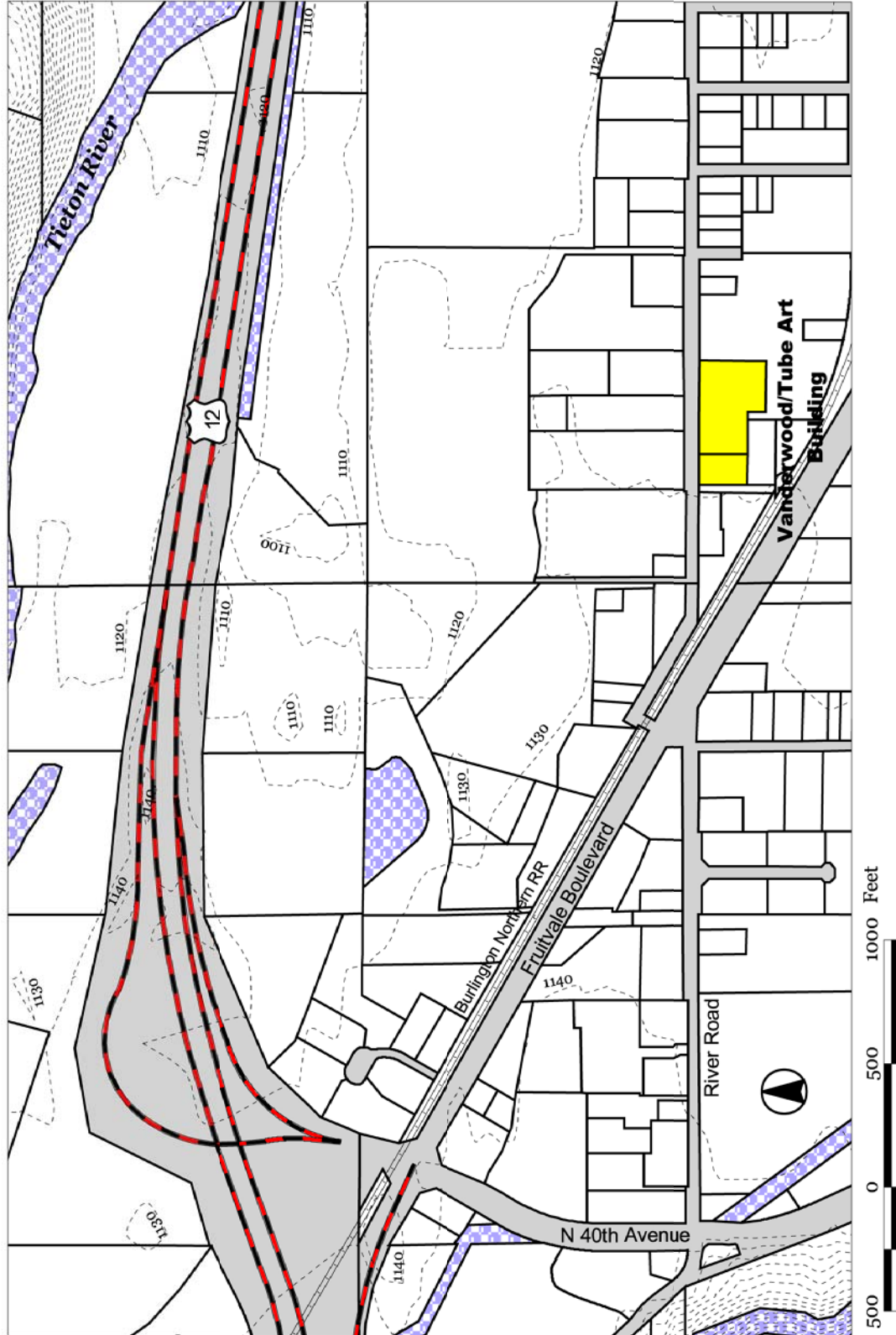


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Site Map



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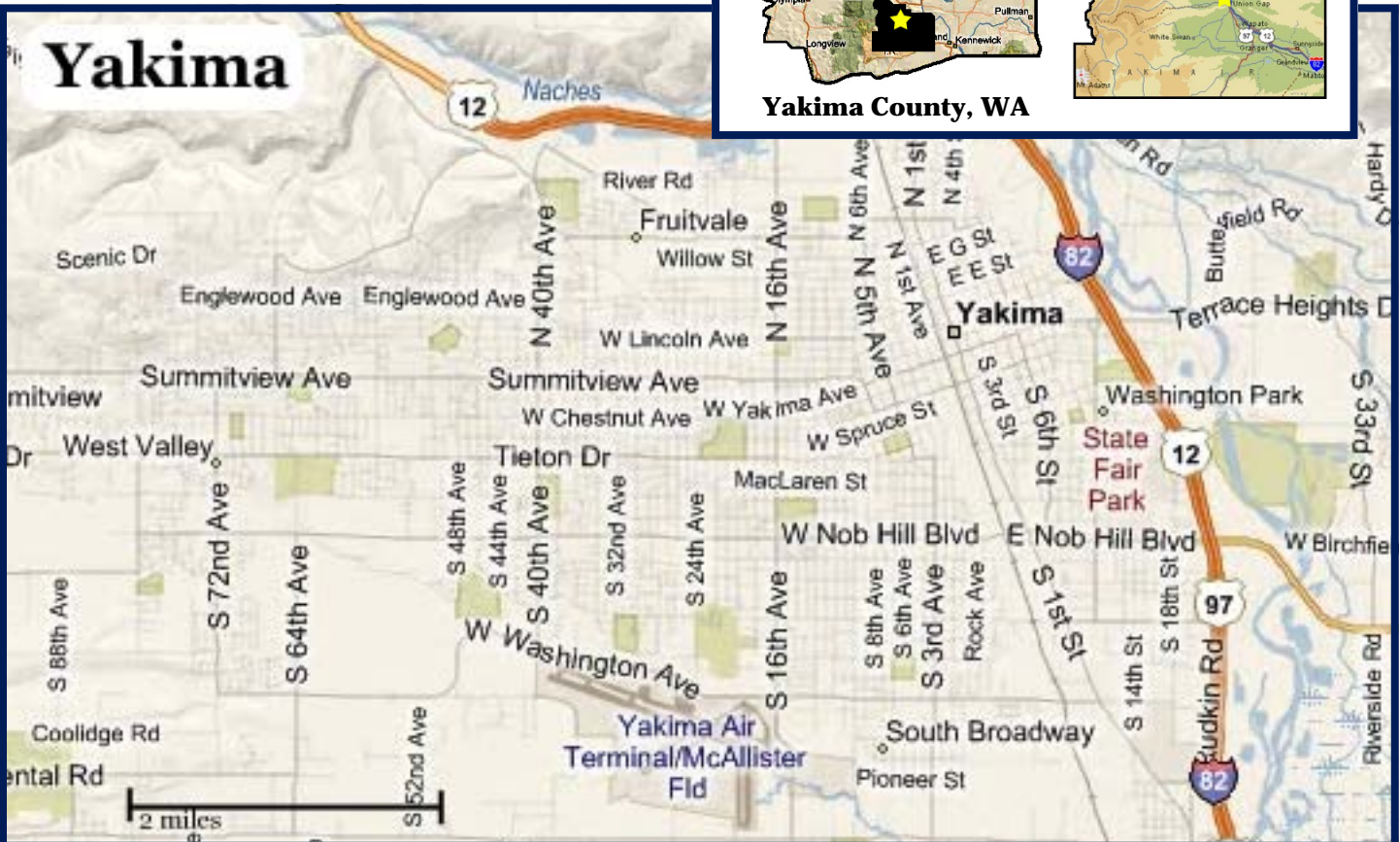
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Community Profile

Yakima, WA



Contacts

Michael Morales, Deputy Director
Community & Economic Development
City of Yakima
129 N. 2nd St.
Yakima, WA 98901
509.575.3533
mmorales@ci.yakima.wa.us

David McFadden, President
New Vision / Yakima County Development Association
10 N 9th St.
Yakima, WA 98901
509.575.1140
info@ycda.com

Population

City of Yakima - 84,300
Within 15 Miles - 156,467
Within 30 Miles - 211,424

Government

Form: Council/Manager. The seven-person council is elected by the citizens of Yakima to four year terms. The council elects the mayor to a one year term.

- ⇒ State Sales Tax: 6.5%
- ⇒ Local City Tax: 1.7%

All other Taxes: <http://dor.wa.gov>

Location

Yakima is located in South Central Washington where the Naches and Yakima rivers join. It is centrally located on the I-82 corridor; 140 miles from Seattle, 188 miles from Portland and 196 miles to Spokane—with direct access to I-82, I-90, US Routes 12 & 97 and State Routes 22, 24, 241 & 410.

Quality of Life

Recreation: There are 63 culturally significant sites, art galleries, libraries, museums, State parks, three professional sports teams, fishing, hunting, skiing, camping, hiking, rafting and boating.

Housing: Median home price as of June 2008 was \$162,266.

Schools: Yakima School District has 14 elementary schools, four middle schools and three high schools. There are early childhood, specialized and alternative schools. Yakima Valley Community College, a technical institute, and a medical university are also within the city.

Churches: Yakima has churches of all denominations.

Media: Several newspapers, all major TV stations, 15 radio stations in English and Spanish.

Top Area Employers

Yakima Valley Memorial Hospital	Yakima School District
Yakima Regional Hospital	Yakima County
Yakima Valley Farm Workers Clinic	Walmart

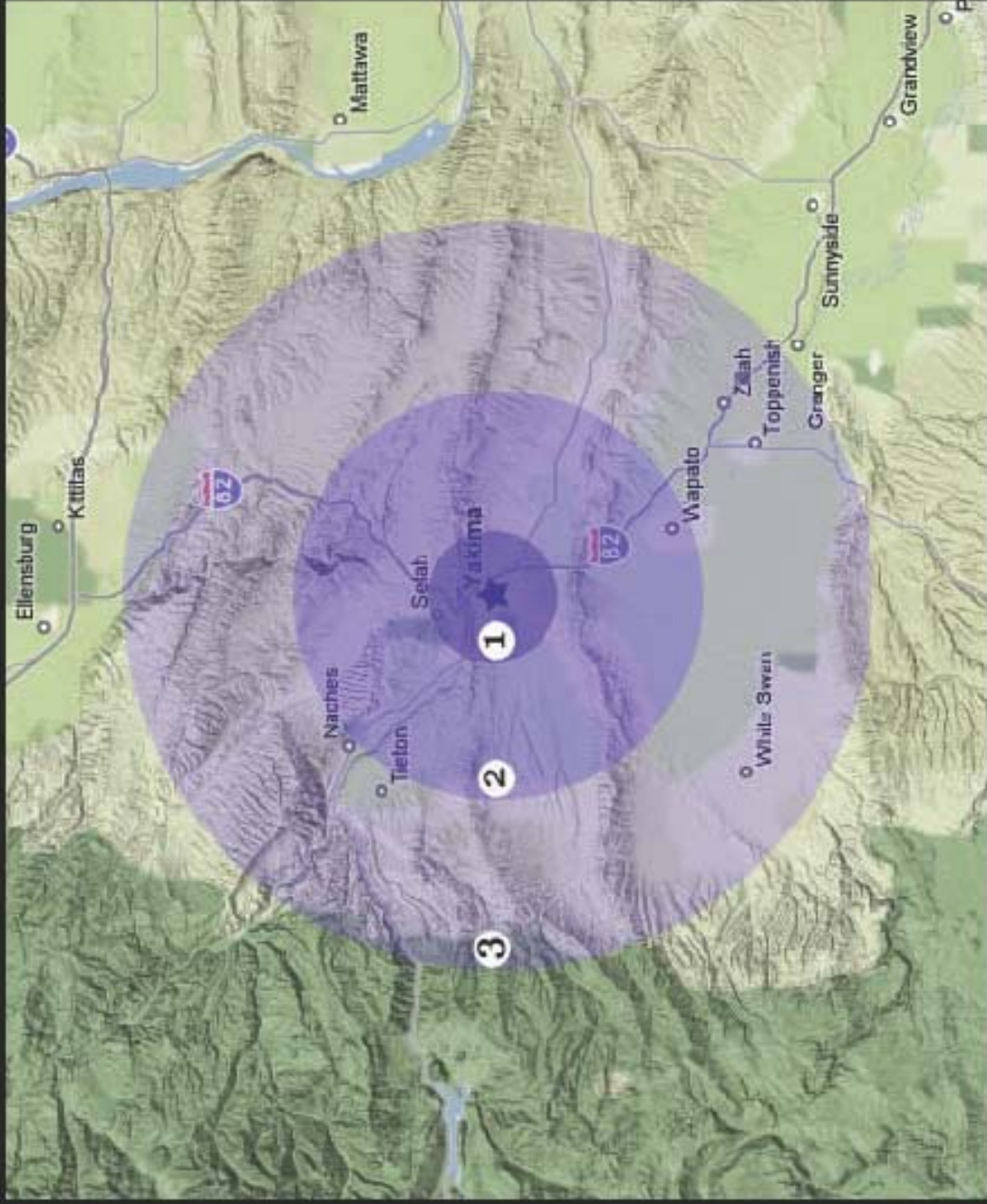
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Labor Force Proximity Map



YAKIMA COUNTY, WA

Upper Yakima Valley

Workforce Radius

1

(5 Miles)

Labor Force = 51,312

2

(15 miles)

Labor Force = 75,202

3

(30 Miles)

Labor Force = 88,704



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