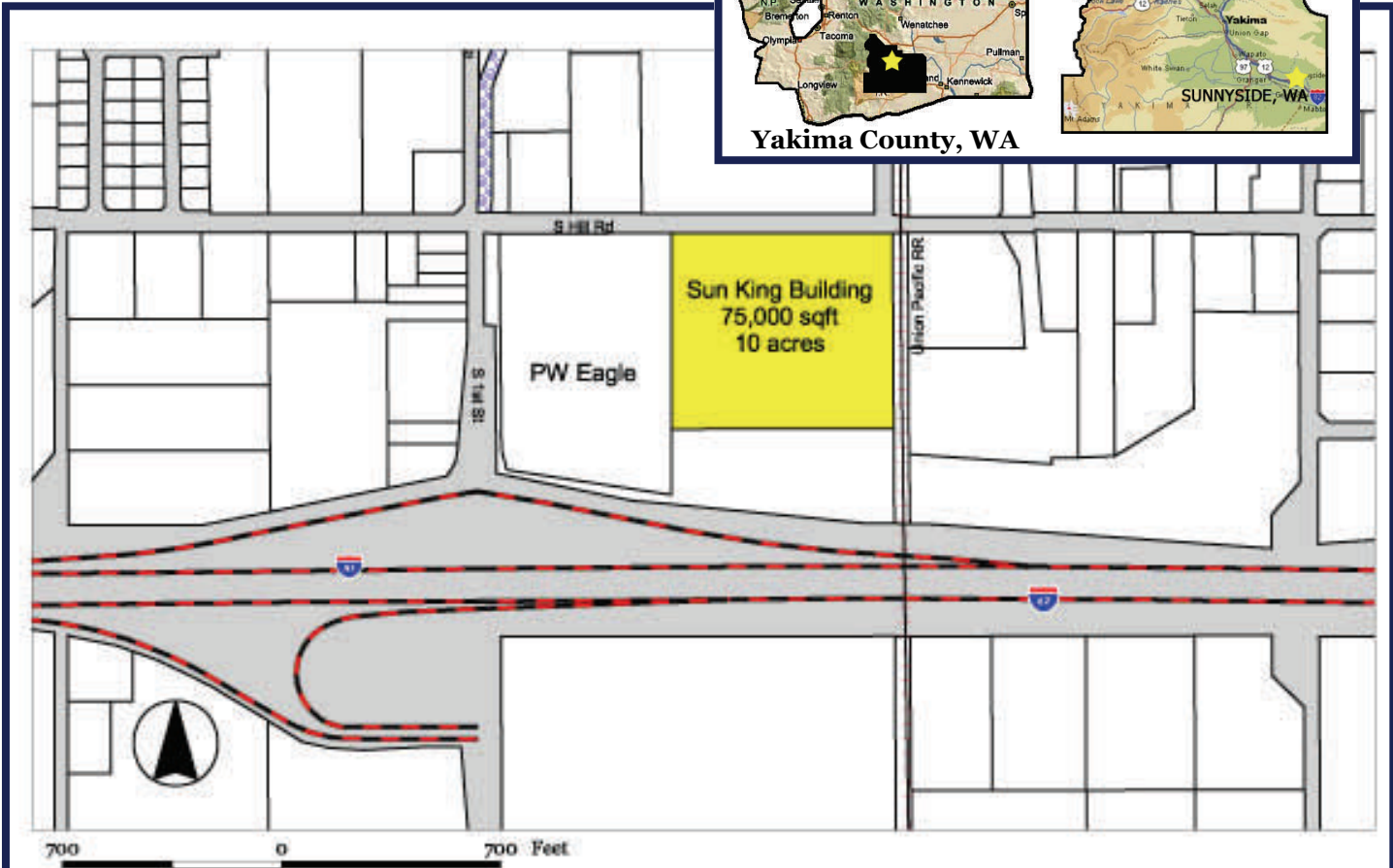


Sun King Building Sunnyside, WA



Yakima County, WA



SOUTH HILL RD. & SAUL, SUNNYSIDE, WA

FAST FACTS

Building Area: 78,000 ± sq. ft.

Land area: ±10 acres

Price: \$2,500,000 (sale or lease options)

Construction: Block/Wood

Features:

- ± 3,000 sqft office & lunchroom
- ± 30,000 sqft dry storage and packing line
- ± 30,000 sqft of cold storage
- ± 15,000 sqft of controlled atmosphere

Zoning: Light Industrial

Previous Uses: fruit and vegetable storage

Transportation:

- Rail siding with loading dock
- 5 minutes to Interstate 82

40 minutes to Yakima or Pasco Airport
3 hours to Seattle



CONTACT INFO

Owners

Guy Roberts and Chad Roberts
509-837-5101 chad@arproduce.com

Information updated June, 2009 and provided by:

Yakima County Development Association

10 N. 9th St. | PO Box 1387 | Yakima, WA 98907-1387 | 509.575.1140 | info@ycda.com | www.ycda.com

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

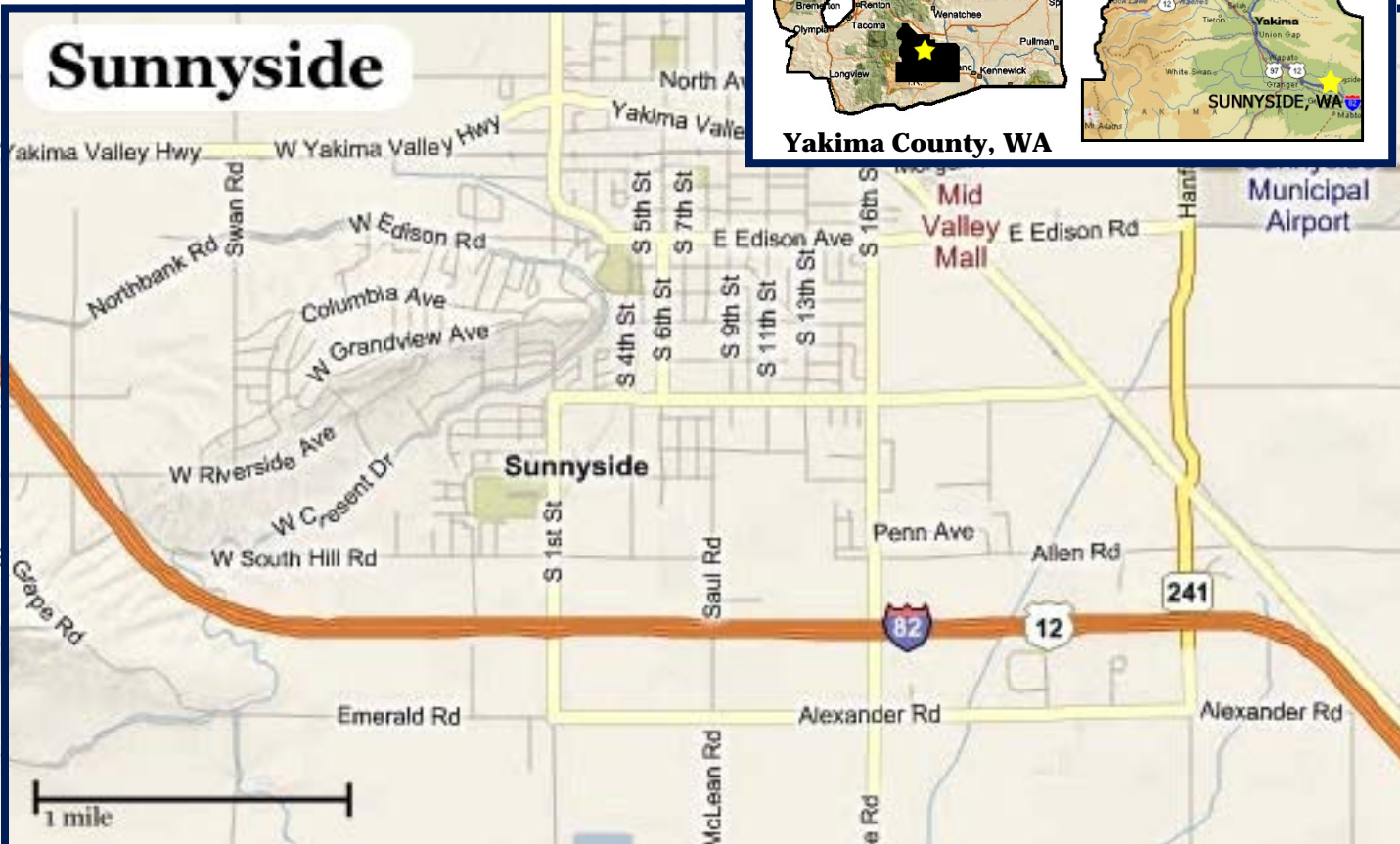


Sun King Building
Sunnyside, Washington



Community Profile

Sunnyside, WA



Contacts

Jim Bridges, Public Works Director
 City of Sunnyside
 818 E. Edison Ave.
 Sunnyside, WA 98944
 509.837.3997
 jbridges@ci.sunnyside.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 Sunnyside - 15,340
 Within 15 Miles - 62,145
 Within 30 Miles - 131,161

Government

Form: Mayor/Council/Manager. The seven-person council is elected by the citizens of Sunnyside to four-year terms. The council appoints the Mayor to a two-year term.

⇒ State Sales Tax: 6.5%

⇒ Local City Tax: 1.4%

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

Location

Sunnyside is centrally located at the midpoint of the I-82 corridor between Yakima (35 miles) and the Tri-Cities (45 miles). It is equidistant (approximately 180 miles) from Seattle, Spokane and Portland, OR.

Quality of Life

Recreation: There are city parks, a golf course, a museum and a library. There are parades, fairs, tours, cultural festivals, wineries and wine tasting. Outdoor activities include hunting and fishing.

Housing: Median home price is \$134,000.

Healthcare: Sunnyside Community Hospital, clinics, dentists and physicians are within city limits. four specialty hospitals are within 40 miles of Sunnyside.

Schools: Sunnyside School District has an early education school, four elementary schools, one middle school and two high schools. There are two private elementary schools and one private early education school.

Churches: Sunnyside has churches of various denominations.

Top Area Employers

Independent Foods
 Valley Manufactured Homes
 West Farm Foods

Johnson Fruit
 Canam Steel
 Yakama Chief

Information updated on 1.20.10 and provided to you by:

New Vision, the Yakima County Development Association

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