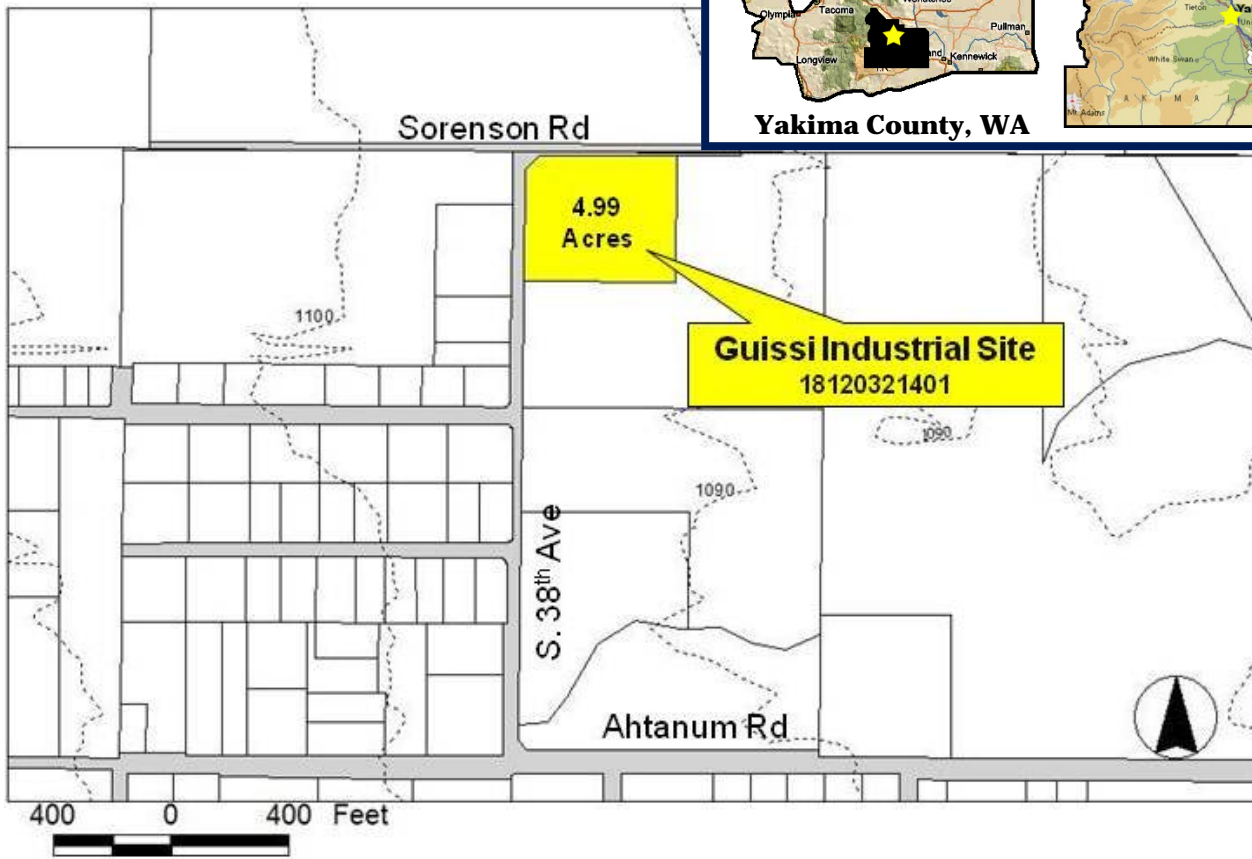


# Giussi Industrial Site

## Yakima, Washington



**Yakima County, WA**

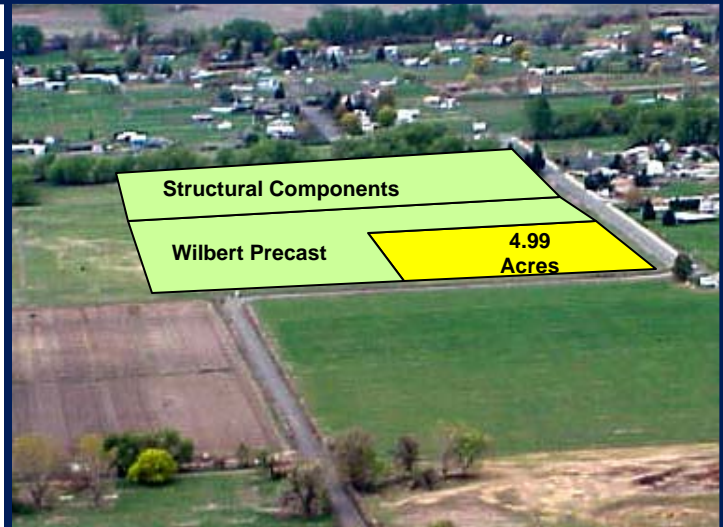


### **SOUTH 38TH AVE & SORENSON RD, YAKIMA, WA**

#### **FAST FACTS**

*Land area:* 5 acres  
*Price:* \$2.15 per sq ft  
*Building:* No  
*Zoning:* Light Industrial  
*Transportation:*  
 10 Minutes to Interstate 82  
 Adjacent to Yakima Air Terminal  
 2.5 Hours to Seattle  
 3.0 Hours to Portland  
*Water:* 12" line on S. 38th Ave.  
*Sewer:* 12" line on S. 38th Ave.  
*Natural Gas:* 4" line 12 blocks east on 26th Ave  
*Electricity:* 3-phase—12,500 volt capacity  
*Rail:* 3,000 ft east

*Estimated labor force within 25 miles: 89,484*



#### **CONTACT INFO**

Dave Giussi, Owner  
 509.952.4334 | [daveg@graffundersafes.com](mailto:daveg@graffundersafes.com)

Information updated November, 2010 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.



**Giussi Industrial Site**  
Yakima, Washington

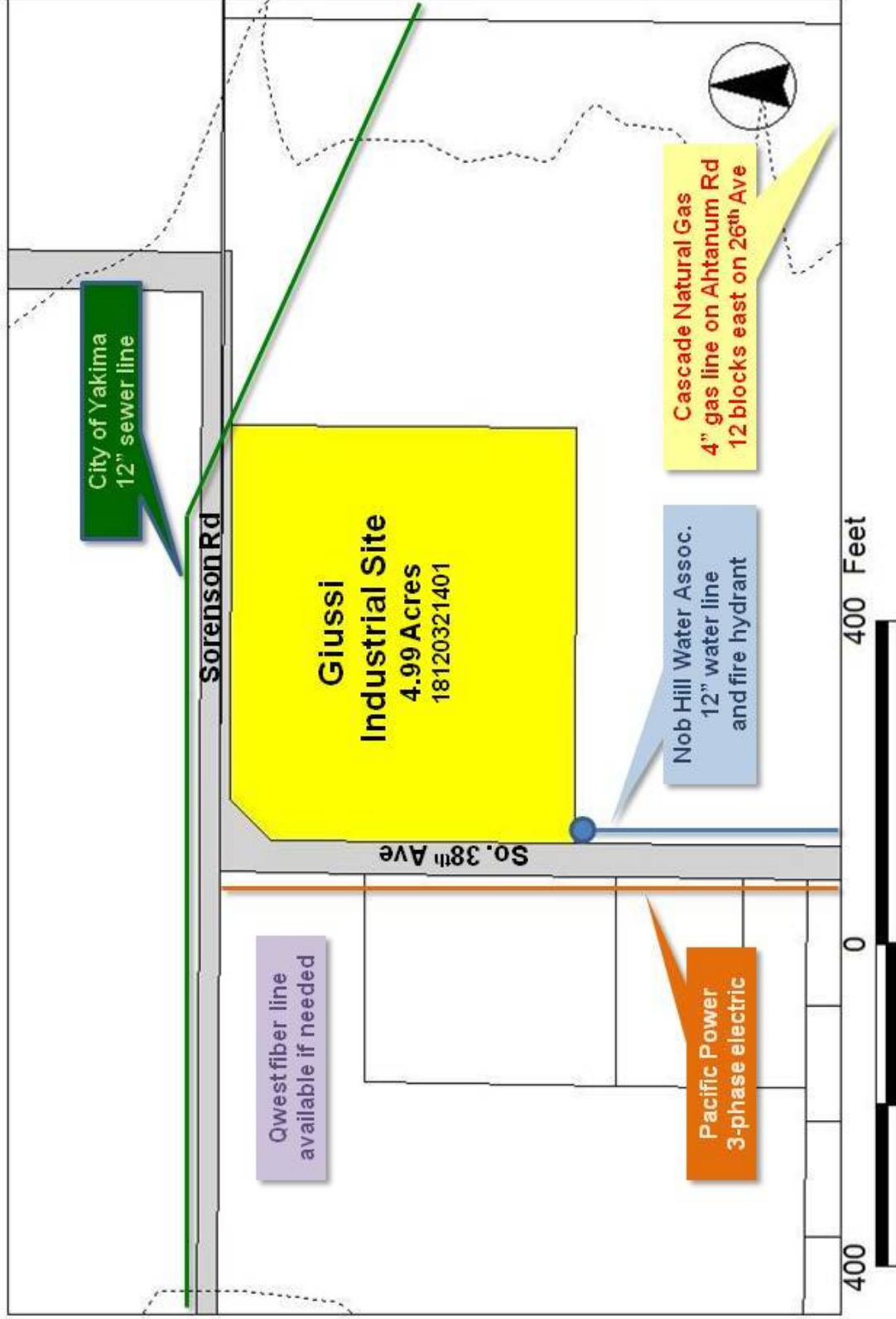
**Aerial Detail**



Information updated November, 2010 and provided to you by:  
**New Vision, the Yakima County Development Association**  
10 N. 9th St. | PO Box 1387 | Yakima, WA 98907-1387 | 509.575.1140 | info@ycda.com | [www.ycda.com](http://www.ycda.com)  
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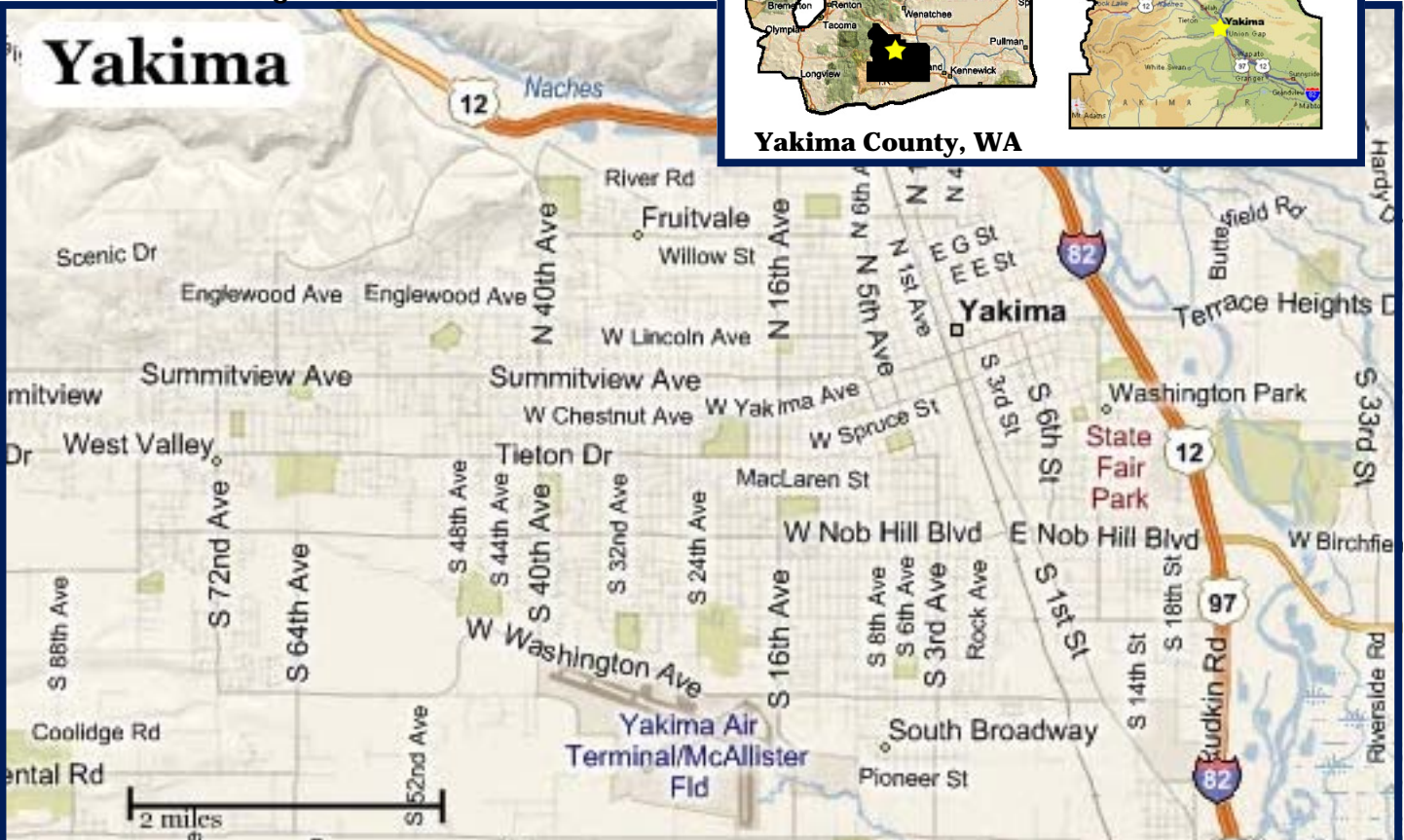


# Utility Detail



# Community Profile

## Yakima, Washington



### 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.

### POPULATION

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

### CITY GOVERNMENT

129 North 2nd Street  
Yakima, WA 98901  
Phone: (509) 575-6000 - [www.ci.yakima.wa.us](http://www.ci.yakima.wa.us)  
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 two year term.

### QUALITY OF LIFE

The city of Yakima has 17 major parks with numerous soccer, baseball, and softball fields, tennis courts, ponds, and playgrounds. There are two city pools, two water playgrounds, and two skateboard parks. Yakima is also home to the Capitol Theatre, Symphony Orchestra, numerous art galleries, two professional and one semi-pro sports teams, and the Yakima SunDome featuring many events.

To learn about local events and activities, click [here](#)

### MUSEUMS

There are three museums within Yakima's city limits, they are the [Yakima Valley Museum](#), the [McAllister Museum of Aviation](#), and the [Yakima Valley Trolley Museum](#). Visit their websites for detailed information.

### LIBRARIES

The city of Yakima is served by three locations; Downtown (main branch), Southeast, and Summitview Ave. For more information on the Yakima Valley Regional Library locations and hours of operation, click [here](#)

### TOP AREA EMPLOYERS

Yakima Valley Memorial Hospital      Yakima School District  
Yakima Regional Medical & Cardiac Center      Walmart  
Yakima Valley Farm Workers Clinic      Yakima County

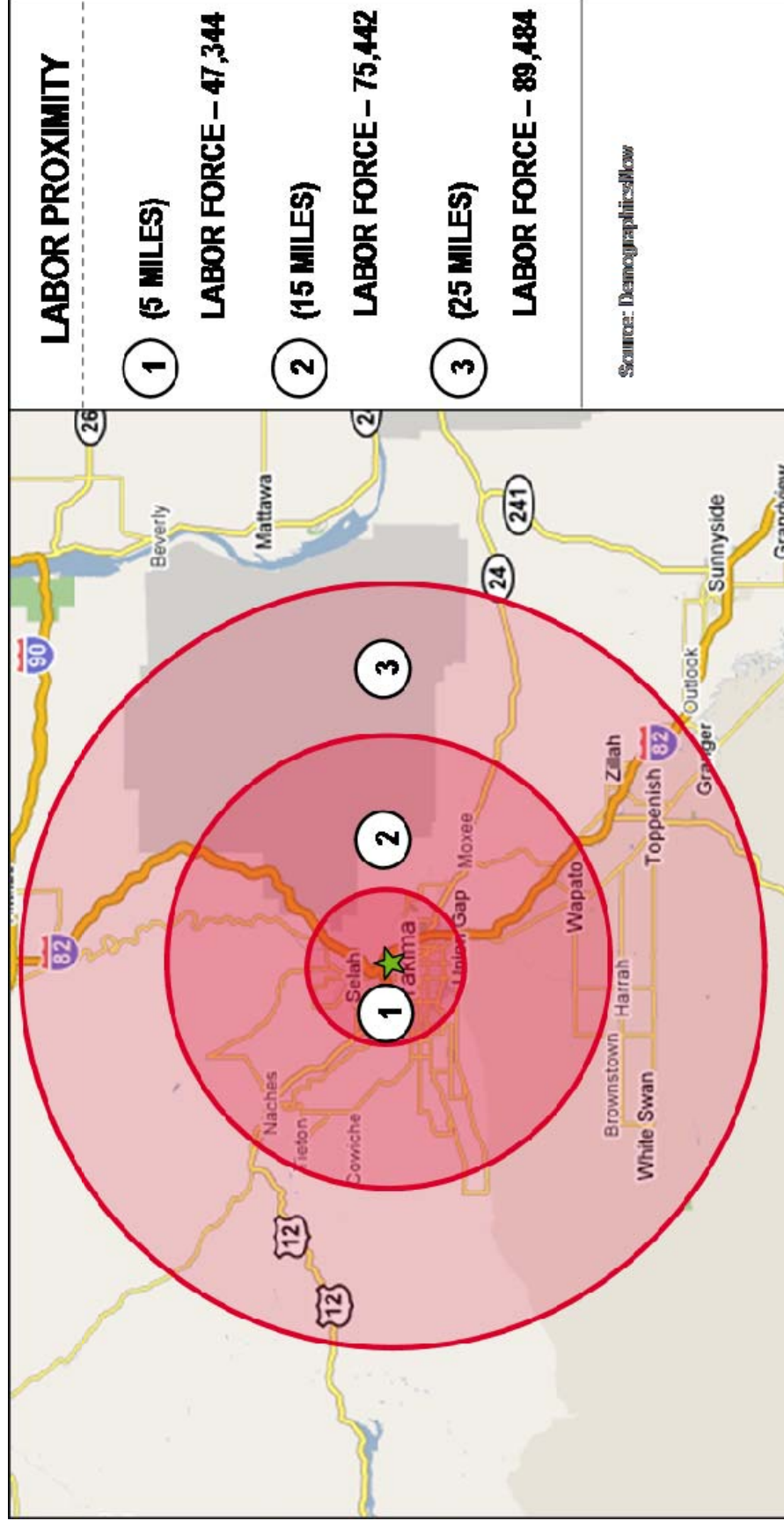
### SCHOOLS:

The Greater Yakima area is served by three school districts, Yakima, West Valley, and East Valley. Combined they educate over 22,000 students, (see pages 4-6 for more detailed profiles). Yakima also has a community college, a private technical institute, and an osteopathic medical university.

There are two private high schools complemented by a number of private elementary and preschools. For more detailed private school listings, click [here](#).

Childcare and preschool information on page three.

# Labor Radius



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