

INDUSTRIAL BUILDING FOR SALE OR LEASE



ALMON COMMERCIAL

REAL ESTATE

Offered at: \$577,066 or \$.40/SF, NNN
Available: 12,022SF

614 - 616 S 2nd St
Yakima, WA 98901

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Summary Offering

OFFERED SALE PRICE: \$577,066

OFFERED LEASE RATE: \$4,809/mo, NNN

SQUARE FEET: 12,022SF +/-

SALE PRICE/SF: \$48/SF +/-

LAND AREA: .63 acres +/-

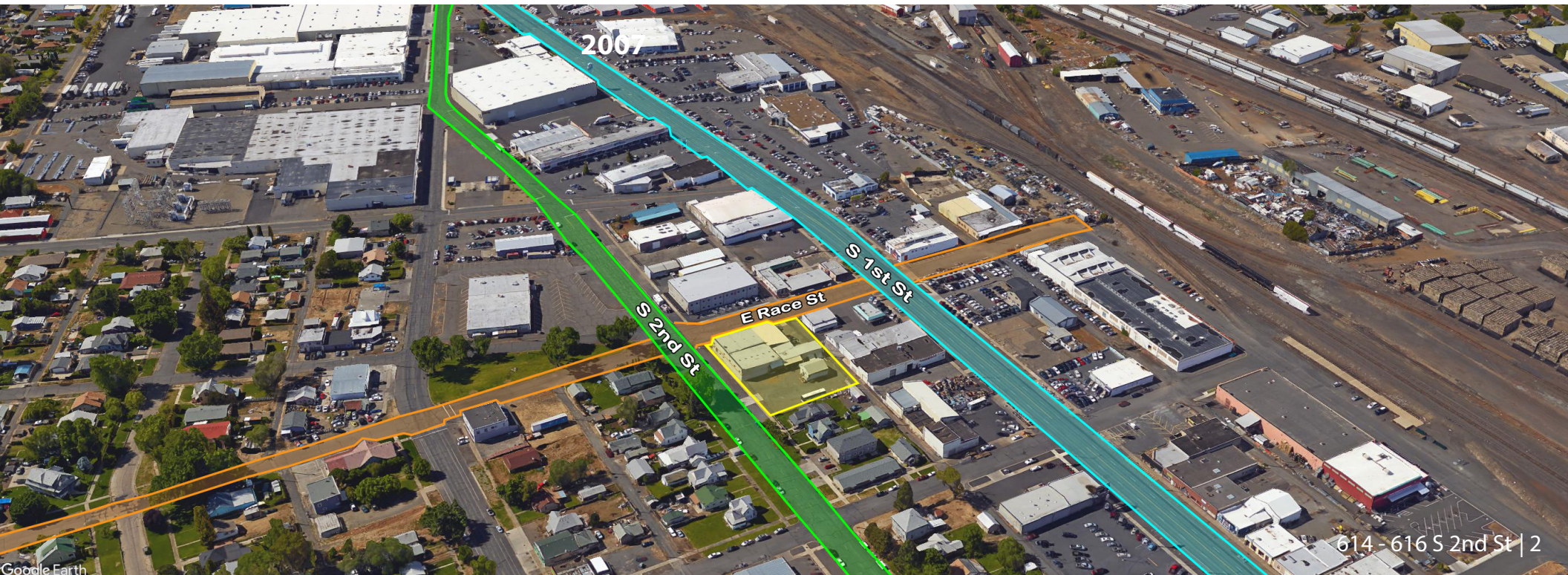
ZONING: GC

YEAR BUILT: 1970

THIS OFFERING IS for the opportunity to purchase or lease an industrial building near the downtown corridor. The property was historically utilized as a machine shop and is currently being utilized by a metal fabricating shop. The existing tenant, All Metal Solutions, is on a short-term lease that expires July of 2019 with no options to renew and is paying significantly below market rent of approximately \$3,000/month, NNN.

Of the approximately 12,022SF of total building area, approximately 1,500SF is office space on 2 levels. There's also a detached utility building of approximately 905SF deemed to hold no value for purposes of this offering (such that its included for free). The offering includes three parcels, inclusive of a nice sized secured yard area.

Located approximately 1 block east of S 1st St, this flexible property might be attractive to a variety of users, including light manufacturers, auto-repair shops or quasi retail/industrial users.



Highlights

- Heavy power.
- Approximately 14-foot clear height ceilings.
- Plentiful secured yard space.
- Multiple ground level loading doors (12-foot max height).
- Detached utility building of approximately 905SF included at no additional cost.
- One block east of S 1st St.
- Overhead crane with 4,000 lbs capacity.
- Existing lease expires July of 2019 with no options to renew.



Photos

