

FOR LEASE | YAKIMA, WA

Yakima Herald

OPPORTUNITY: OFFICE/WAREHOUSE



Contact

Steven L. Wood

☎ 206.757.8891

M 206.310.7670

stevenwood@centurypacificlp.com

Michael A. Odegard

☎ 206.757.8881

M 206.795.3448

michaelodegard@centurypacificlp.com

The Opportunity



CenturyPacific, LLLP is pleased to present for lease the Yakima Herald Republic building, offering prospective tenants an array of high-quality activation options consisting of office and warehouse/production space. The opportunity consists of 23,701 SF of street level office, (Landlord would consider demising), 11,808 SF of high-cube warehouse/industrial space with both dock-high and at grade loading doors (Sorting Building), and 19,366 SF of High-cube warehousing on two floors (Press Building).

ADDRESS

114 N 4th St
Yakima, WA 98901

AGGRESSIVE RATES

Starting at \$4.00/SF
NNN

USES

23,701 SF Office

11,808 SF Warehouse/
Industrial

19,366 SF of
High-cube
warehouse/industrial
(on two floors)

PARKING

Secured lot &
abundant street
parking available

Full commission of
5% of base rent for
initial term to Tenant
Broker

Street Level Office

23,701 RSF TOTAL (DEMISABLE)- \$12/SF + NNN EXPENSES



Combination of open office, conference rooms, and private offices

Landlord will consider demising

High-quality improvements & architecture

Abundant natural light

Break rooms/kitchenettes existing

Controlled access (key card)

Direct access to adjacent warehouse

Sorting Building

11,808 RSF - \$8/SF + NNN EXPENSES



Ideal warehouse/production space

Extreme versatility of use & application

Numerous loading doors - dock high & at-grade

Fully-conditioned

Attached Private Office

Available mezzanine level with freight elevator and forklift access

Can operate individually or combined with other availabilities

Press Building

19,366 RSF - \$4/SF + NNN EXPENSES



Combined high-cube warehouse & ground floor production space

High-cube warehouse (2nd Floor) starting at \$4/SF

Ground floor warehouse/production space starting at \$8/SF

Access to at-grade & dock-high loading

Features multiple office & support/utility facilities

Fully-conditioned

Photos



CENTURY PACIFIC

Over 35 Years of Client-Focused
Commercial Real Estate Solutions

DISCLAIMER

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