

AVAILABLE FOR SUBLEASE

FORMER GREAT FLOORS

1508 E NOB HILL BLVD, YAKIMA, WA 98901



FORMER GREAT FLOORS



PROPERTY OVERVIEW

Former Great Floors retail showroom and distribution center available for sublease on a 1.19-acre lot with direct frontage on E. Nob Hill Blvd. This 25,600 SF metal frame building features a versatile retail/warehouse/office configuration ideal for flooring, building materials, auto parts, or similar showroom and distribution-focused retail operations. Current lease runs through May 2031, with space available in turnover condition by March 2026.

AVAILABLE SPACE

Area	Square Footage
Showroom	~8,428 SF
Warehouse	~14,751 SF
Office Space	~576 SF (4 offices)
Break Room/Storage	~1,881 SF
Restrooms	~252 SF (4 restrooms)
Total	~25,600 SF

BUILDING FEATURES

- Metal frame construction with metal roofing
- Glass storefront entry with excellent street visibility
- Sectional dock doors and drive-in rollup doors
- Loading dock with steel ramps and truck wells
- Pylon sign with high-visibility frontage
- LED lighting throughout (lot, site, and parapet)
- Chain-link fenced and gated rear yard

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INTERIOR HIGHLIGHTS

Showroom (8,428 SF)

Open ceiling design with abundant natural light

Reception desk and point of sale counter area

Large display windows for product visibility

Warehouse (14,751 SF)

High ceilings with HVLS industrial fans

Reznor gas heaters for climate control

Dock-high and grade-level loading options

Office & Support Spaces

4 private offices (576 SF total)

Break room with LVT flooring and built-in cabinetry

4 restrooms with granite countertops and tile floors

Multiple electrical panels supporting heavy-use operations

Mechanical Systems

4 rooftop HVAC units

1 split HVAC system

3 gas-fired unit heaters

Fire suppression system

Security alarm system

Dual water heaters

Location & Access

E. Nob Hill Blvd. location in established mixed commercial zone

Strong retail and service corridor with complementary uses

Easy truck access with dedicated loading/receiving area

Ample on-site parking

High visibility with pylon signage opportunity

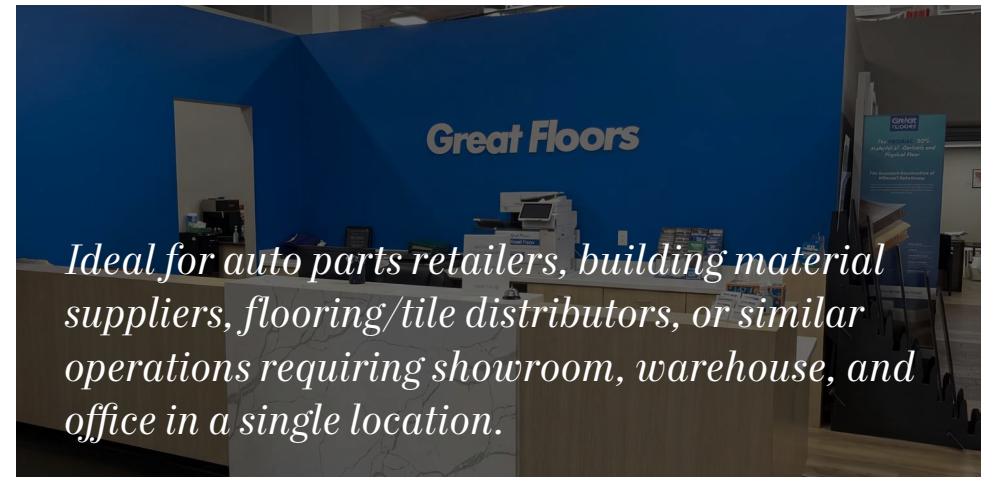
Sublease Opportunity

Lease Term: Through May 31, 2031

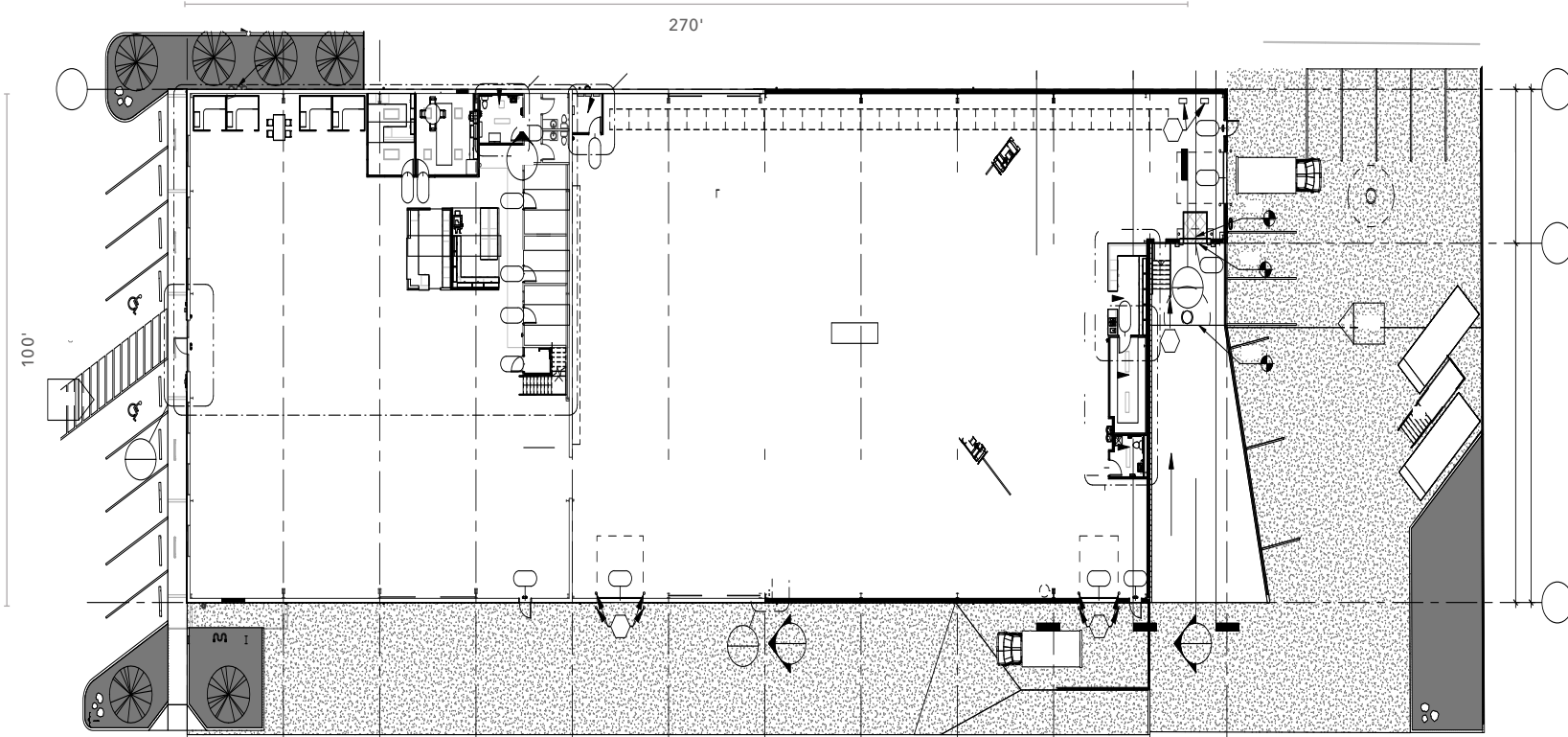
Availability: Turnover condition by March 31, 2026

Use: Retail, warehouse, distribution, or service

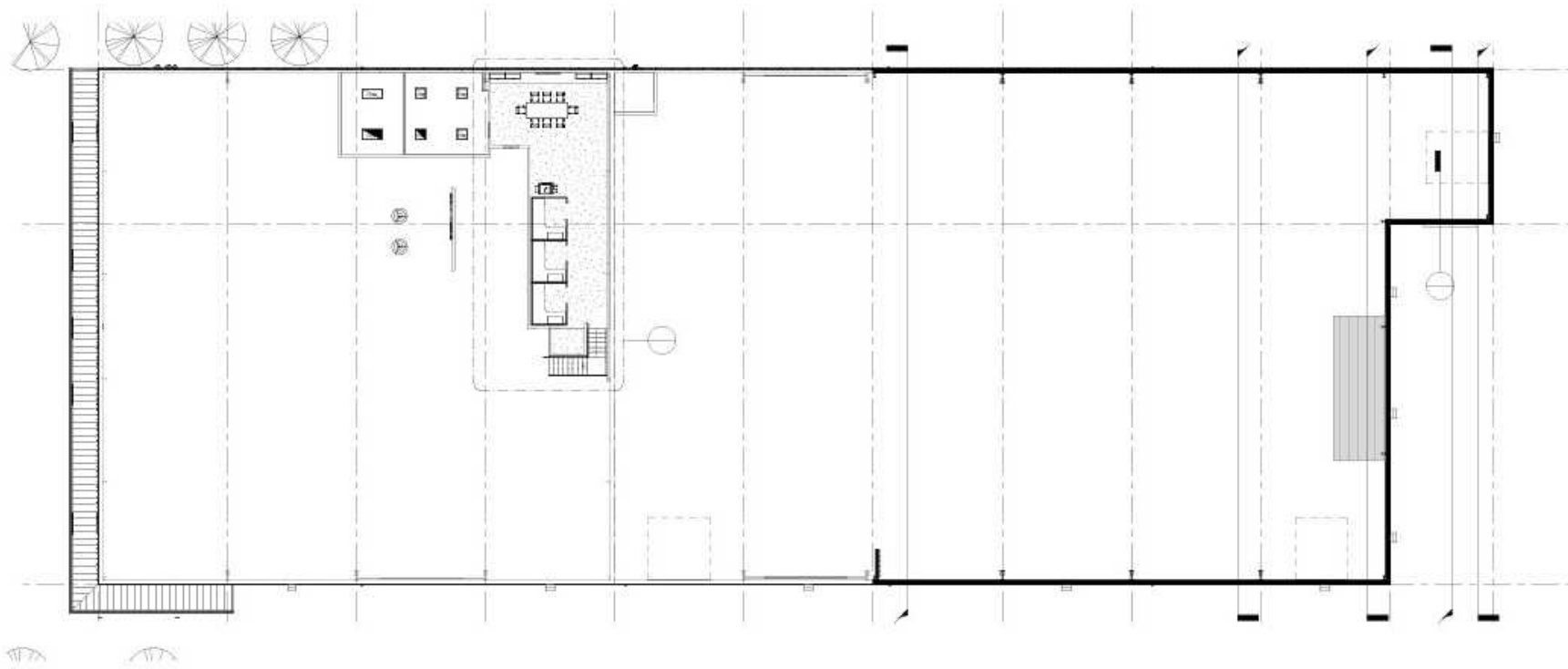
Zoning: Mixed Commercial



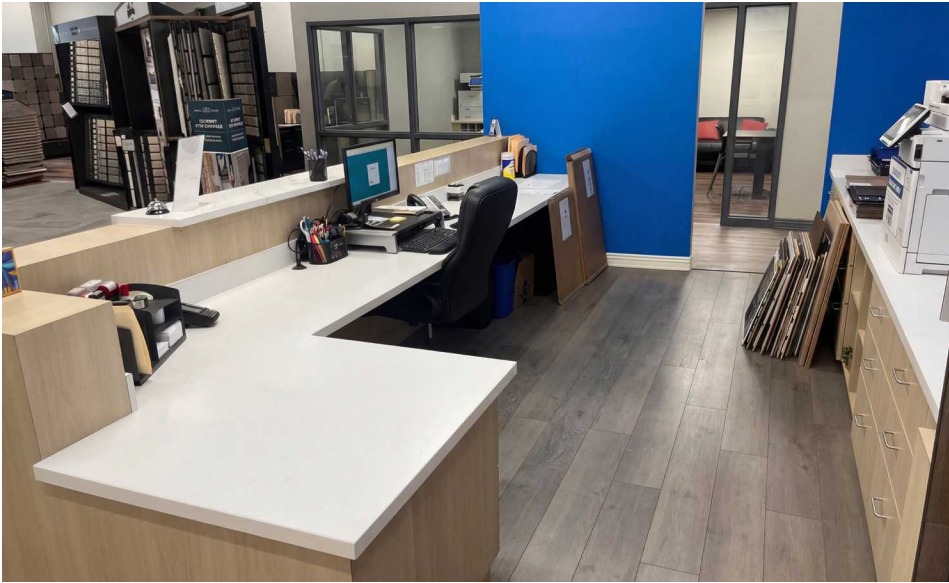
FLOOR PLAN LEVEL ONE



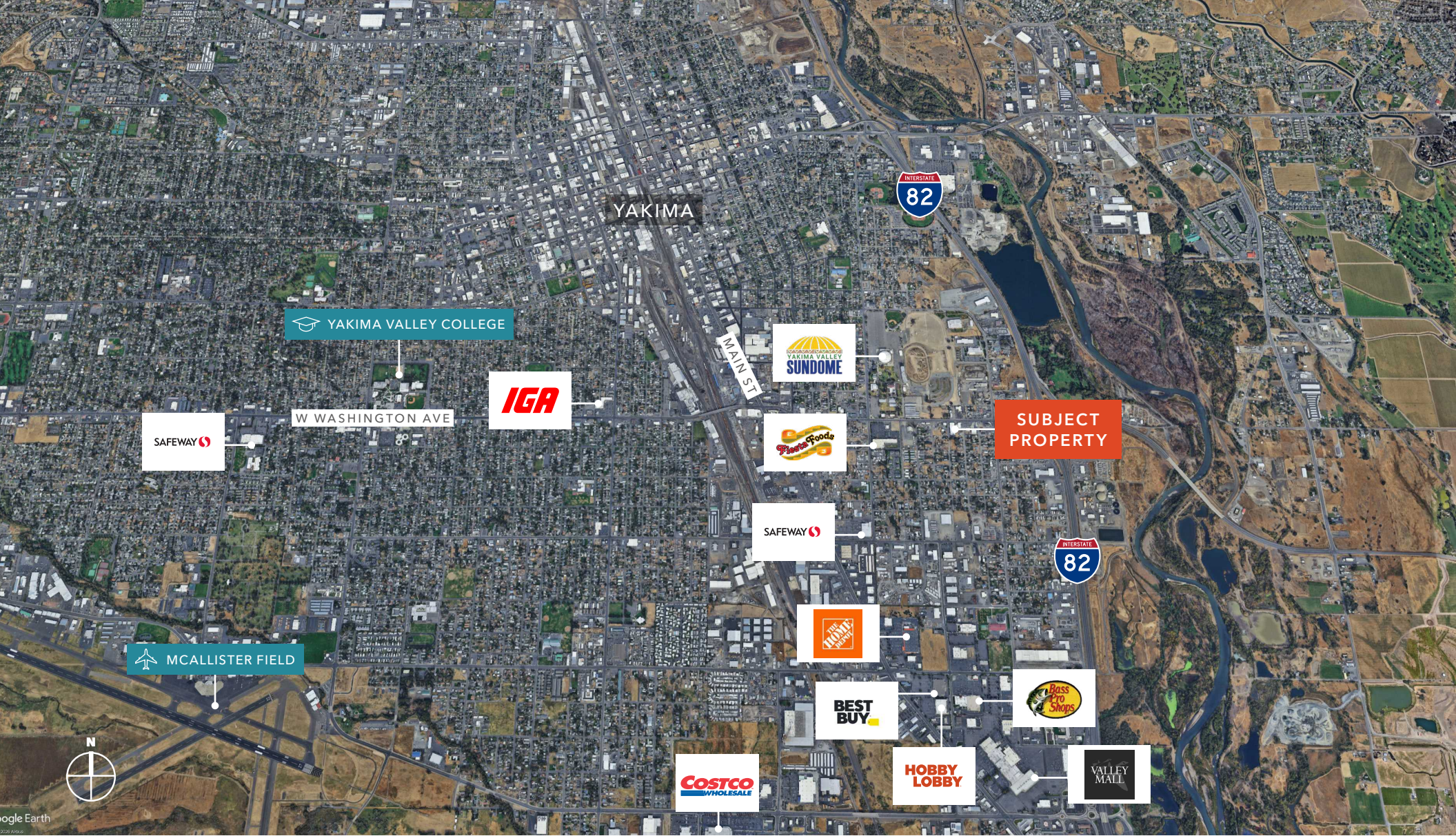
FLOOR PLAN LEVEL TWO



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Great Floors®

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