



SALE / LEASE

Industrial Way Commercial Yard

1225 INDUSTRIAL WAY

Union Gap, WA 98903

PRESENTED BY:

KEN DAVIS

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$350,000
LEASE RATE:	\$0.03 PSF Monthly
AVAILABLE SF:	88,150 +/-
LOT SIZE:	2.02 Acres
ZONING:	L-1 (Light Industrial)
MARKET:	Yakima County
APN:	a portion of 181202-41431

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PROPERTY OVERVIEW

Just over 2 acres of commercially zoned land that is fully fenced, level, graded and graveled. Utilities at the street.

This parcel is part of a larger parent parcel and will be subject to lot segregation prior to closing of a sale.

LOCATION OVERVIEW

This Industrial Site is surrounded by like users, with easy access to Interstate 82, The Yakima Airport, West Yakima and the future Regional Beltway.

PROPERTY HIGHLIGHTS

- 2+ acres
- Level
- Graded
- Graveled

ADDITIONAL PHOTOS



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LOCATION MAP



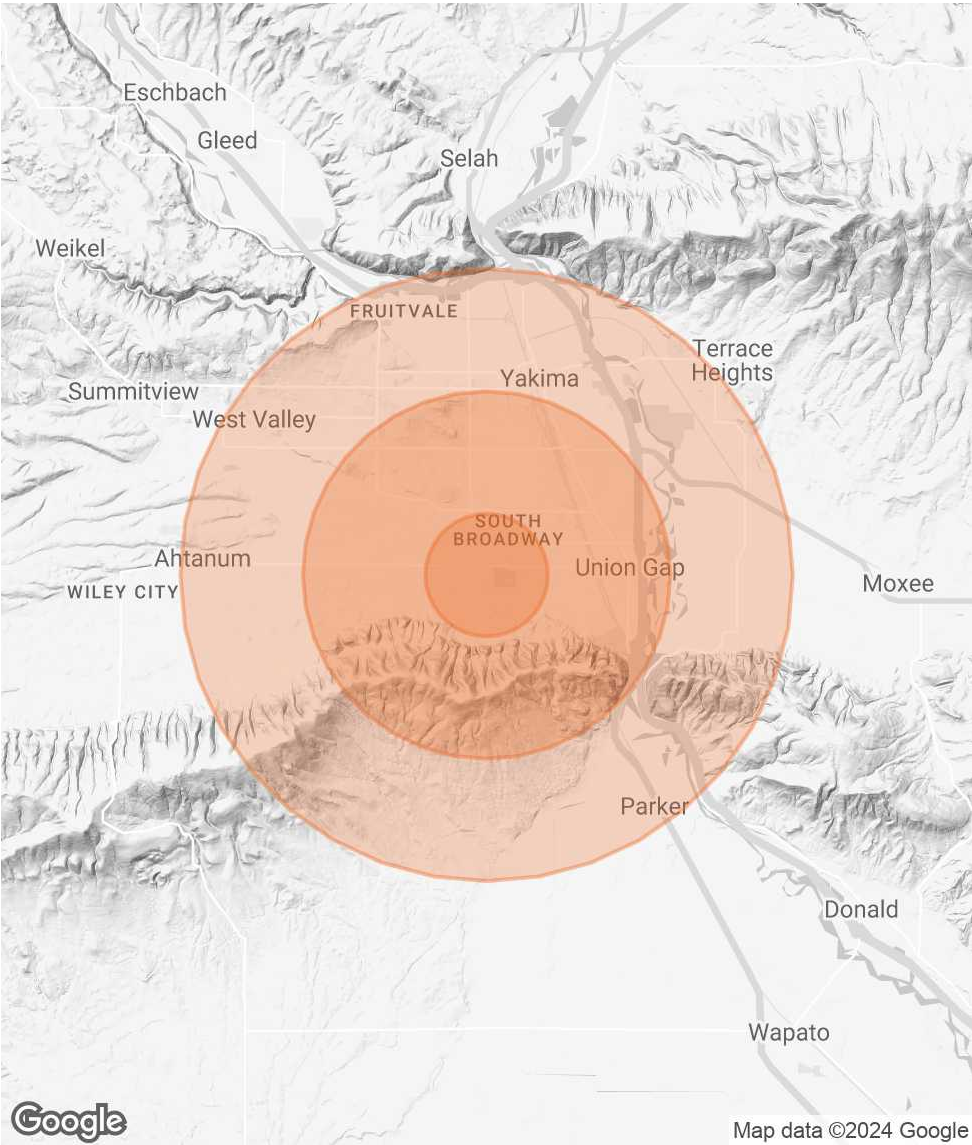
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,629	42,222	101,469
AVERAGE AGE	38.4	32.4	33.6
AVERAGE AGE (MALE)	33.8	32.0	33.3
AVERAGE AGE (FEMALE)	42.6	33.4	34.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	628	15,167	38,349
# OF PERSONS PER HH	2.6	2.8	2.6
AVERAGE HH INCOME	\$51,907	\$60,755	\$60,720
AVERAGE HOUSE VALUE	\$149,928	\$141,969	\$159,208

* Demographic data derived from 2020 ACS - US Census



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