



FOR SALE

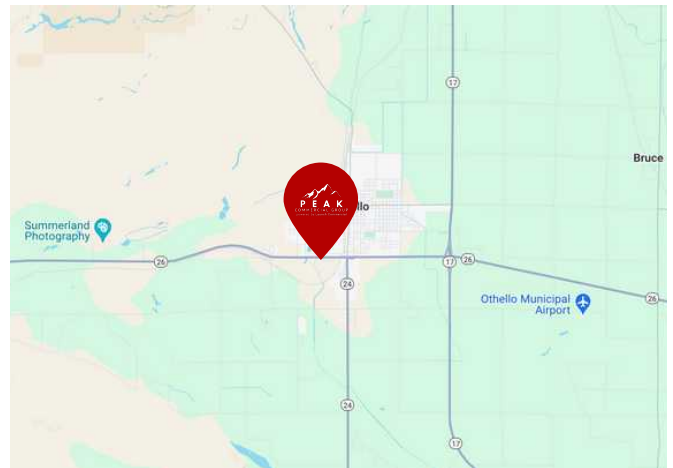
2148 W Hwy 26

Othello, WA 99334

Prime property offering many opportunities for your business ventures. 18,640 square foot metal frame industrial building situated on 5 acres. The main shop spans a total of 11,840 square feet and a secondary shop measuring 4,800 square feet, this property is suitable for a multitude of industrial needs. Within the main shop, it also consists of 1,480 square feet of cold room and a standalone 600 square foot freezer on the exterior to accommodate perishable goods with precision temperature control.

A generous ceiling height of 28 feet ensures ample vertical space for equipment, inventory, and machinery, allowing for seamless maneuverability within the premises. Power is a 3- phase electrical system delivering 300 Amps at 480 Volts, empowering your operations with reliability and efficiency. Accessing the facility is effortless with a 14-foot exterior door and a 12-foot interior door, facilitating smooth ingress and egress of goods and equipment. Gas heater in the main shop and installation of new LED lights.

The inclusion of floor drains which is beneficial to users with food processing. Loading and unloading operations are streamlined with an exterior loading dock in addition to two more loading docks, optimizing logistical workflows and minimizing turnaround times. Additionally, three-level office building totaling 1,872 square feet provides administrative space for managerial functions, meetings, and client interactions, seamlessly integrating office operations with industrial activities.



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Price: \$2,200,000

- Prime property with numerous business opportunities; Suitable for various industrial needs
- 18,640 square foot metal frame on 5 acres
- Main shop: 11,840 square feet
- Secondary shop: 4,800 square feet
- Main shop includes 1,480 square feet cold room and 600 square foot exterior freezer
- Ceiling height of 28 feet
- 3-phase electrical system: 300 Amps at 480 Volts
- 14-foot exterior door and 12-foot interior door for easy access
- Gas heater in main shop; new LED lights installed
- Floor drains for food processing
- Exterior loading dock and two additional loading docks
- Three-level office building: 1,872 square feet
- Administrative space for managerial functions, meetings, and client interactions



Keller Williams Yakima Valley
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Yakima, WA 98908

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