

FOR SALE

# 5 Buildings (430,676 SF) on 22.64 Acres

2506 Terrace Heights Drive, Yakima, WA 98901



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# Property Information



**Total Site**  
**22.64 Acres**



**2 Tax  
Parcels**



**Heavy  
Power**



**Light Industrial  
(M-1) Zoning**



# Building Specifications & Photos

## Building Specifications:

- 5 Buildings on Fenced & Secured Site
- Dock High & Drive-in loading
- Varying Clear Height
- Excess Yard Area
- Multiple Ingress & Egress Points
- Light Industrial (M-1) Zoning
- Heavy Power
- Asking Price: **\$15,500,000\***
- Functional, Rail Served Distribution Warehouse
- Onsite Well & Water Tower

\*Real estate only. Equipment pricing available upon request.

Total Building Size	430,676 SF
Main warehouse	397,353 SF
Ripening rooms 1-6	24,965 SF
Ripening rooms 7-10	1,413 SF
Ripening rooms 11-12	3,960 SF
Utility buildings (2)	1,550 SF
Office area	1,444 SF



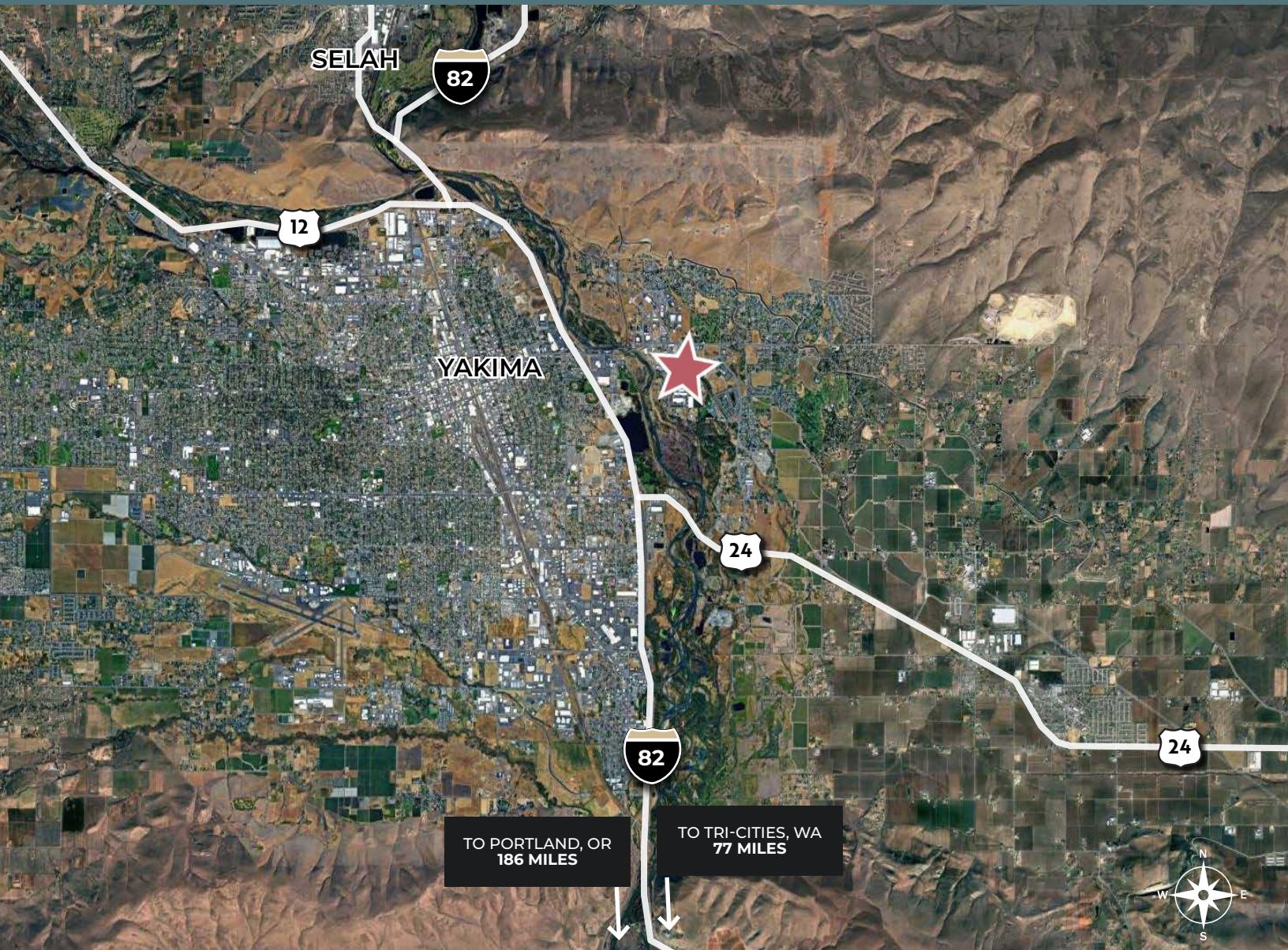
# Location

**1.5 MILES**  
TO I-82

**35 MILES**  
TO ELLENSBURG WA

**144 MILES**  
TO SEATTLE, WA

**191 MILES**  
TO SPOKANE, WA



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