

**FOR SALE** | YAKIMA, WA

# Yakima Herald

**OPPORTUNITY: MIXED USE OFFICE & WAREHOUSING**



## Contact

**Steven L. Wood**

☎ 206.757.8891

**M** 206.310.7670

[stevenwood@centurypacificlp.com](mailto:stevenwood@centurypacificlp.com)

**Michael A. Odegard**

☎ 206.757.8881

**M** 206.795.3448

[michaelodegard@centurypacificlp.com](mailto:michaelodegard@centurypacificlp.com)

# The Opportunity



CenturyPacific, LLLP is pleased to offer for sale the Yakima Herald Republic building, a ±86,375 SF purpose-built asset with strong programmatic versatility. Built on two tax parcels totaling 55,965 SF in downtown Yakima, the improvements were developed in three phases allowing each component to operate individually or as a single unit as needed.

Zoned Central Business District (CBD), the offering is well-poised to accommodate a variety of uses and applications including retail sales, commercial services, offices, clinics, community & religious centers, and business or vocational schools.

## PRICE

\$2,450,000

## ADDRESS

114 N 4th st  
Yakima, WA 98901

## PARCELS

191319-21513  
191319-21409

## BUILDING AREA

38,989 SF Office  
(Two Floors)

16,212 SF Storage

11,808 SF Warehouse/  
Production

19,366 SF high-cube  
Warehouse

Total - ±86,375

## LAND AREA

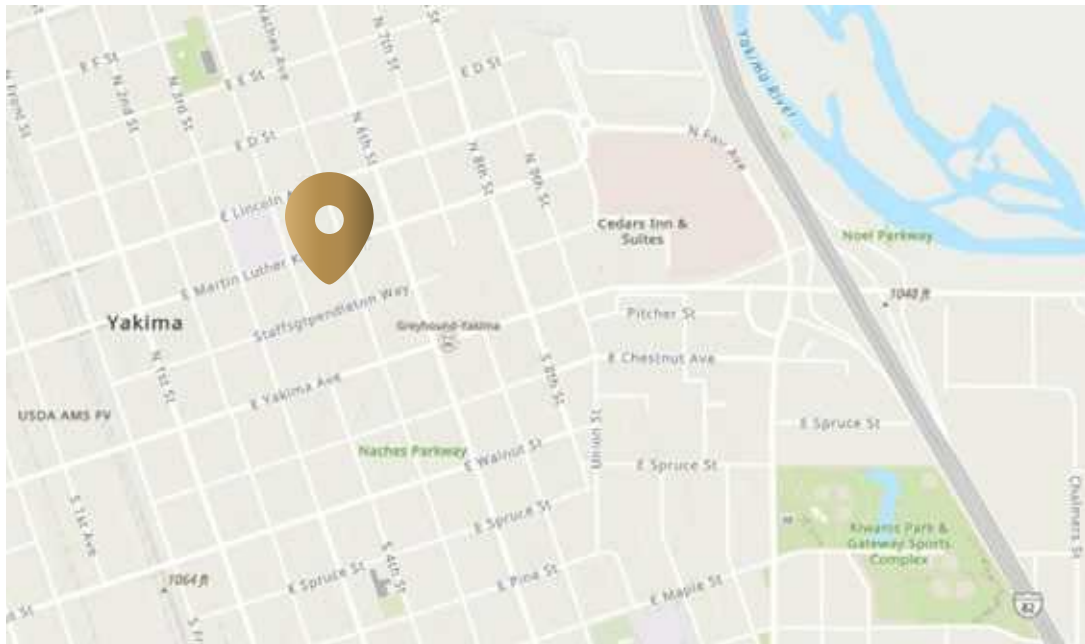
±55,965 SF

## ZONING

Central Business  
District (CBD)

A full 5% commission  
is offered to  
procuring brokers

# Property Details



## PREMIER LOCATION

The Yakima Herald Republic property is located in the heart of downtown Yakima, just one block north of East Yakima Avenue, and within easy walking distance to hotels, shopping, and other downtown amenities.

## IMPROVEMENTS

The ±86,375 SF building was constructed in three phases: office, sorting building, and the press building. All components exhibit exceptional quality of construction and thoughtful planning, allowing for highly versatile adaptive reuse potential. Each of the components can operate individually with shared back-of-house facilities, including at-grade loading doors, and freight elevator access.

## ZONING

The Property is zoned Central Business District (CBD), which accommodates a wide range of commercial uses including office, mixed use residential, general retail sales, day care facilities, education facilities (business/vocational schools), veterinary clinic/hospital, and Community Centers.

<b>Office</b>	38,989 SF
<b>Office Storage</b>	16,212 SF
<b>Sorting Building</b>	11,808 SF
<b>Press Building</b>	19,366 SF
<b>Clear Height</b>	10'-60'
<b>Dock Doors</b>	2

# Multi-Floor Office

38,989 SF



---

**Combination of open office, conference rooms, and private offices**

---

**High-quality improvements & architecture**

---

**Abundant natural light**

---

**Break rooms/kitchenettes existing**

---

**Controlled access (key card) infrastructure**

---

**Direct access to adjoining warehouse space**

---

**Office Component includes 16,212 SF additional storage space**

---

# Sorting Building

11,808 SF



---

**Ideal warehouse/production space**

---

**Extreme versatility of use & application**

---

**Numerous loading doors - dock high & at-grade**

---

**Fully-conditioned**

---

**Attached Private Office**

---

**Additional mezzanine level with freight elevator and forklift access**

---

# Press Building

19,366 SF



---

**Combined high-cube warehouse & ground floor production space**

---

**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

## Contact

**Steven L. Wood**

○ 206.757.8891

M 206.310.7670

[stevenwood@centurypacificlp.com](mailto:stevenwood@centurypacificlp.com)

**Michael A. Odegard**

○ 206.757.8881

M 206.795.3448

[michaelodegard@centurypacificlp.com](mailto:michaelodegard@centurypacificlp.com)

# CenturyPacific, LLLP

## DISCLAIMER

Materials contained in this offering are furnished solely for sale opportunity of the Yakima Herald Republic Property (the "Property"); described herein and are not to be used for any other purpose or to be made available to any other person without the express written consent of CenturyPacific, LLLP ("CenturyPacific") and the owner. The material is based, in part, upon information supplied by owner and, in part, upon information obtained by CenturyPacific from sources deemed to be reliable. No warranty or representation, expressed or implied, is made by owner, CenturyPacific or any of their related entities as to the accuracy or completeness of the information contained herein. Prospective buyers should make their own investigations, projections and conclusions. The property is being offered for sale in "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. It is expected that prospective buyers will conduct their own independent due diligence concerning the Property. No representations or warranties, expressed or implied, are made as to the foregoing matters by owner, CenturyPacific or any of their officers, employees, affiliates and/or agents. CenturyPacific does not provide tax or legal advice.

## Contact

**Steven L. Wood**

○ 206.757.8891

M 206.310.7670

stevenwood@centurypacificlp.com

**Michael A. Odegard**

○ 206.757.8881

M 206.795.3448

michaelfinch@centurypacificlp.com