

FOR SALE

264,269 SF Class A Manufacturing Facility



600 W Ahtanum Rd, Union Gap, WA 98903

Michael Roy
+1 206 940 7199
michael.roy@kbcadvisors.com

Hans Vieser
+1 425 765 7926
hans.vieser@kbcadvisors.com



600 W. Ahtanum Road is a well-maintained 264,269 SF manufacturing facility on 31.25 acres in the business-friendly community of Union Gap, immediately to the south of Yakima, the county seat of Yakima County. Direct access to Interstate 82 is available via two interchanges.

The building, which until very recently was used to manufacture cardboard boxes, has heavy power distributed throughout the facility, dock high and grade-level loading, and BNSF rail service that includes an interior rail loading dock. The office area commands a prominent street presence to Ahtanum Road, one of Union Gap's largest arterials, and is enhanced by well-maintained landscaping.

The property is completely fenced and secure, and the majority of the 31.25 acre site is cleared and level. The property is zoned Wholesale/Warehouse, allowing a multitude of industrial uses.

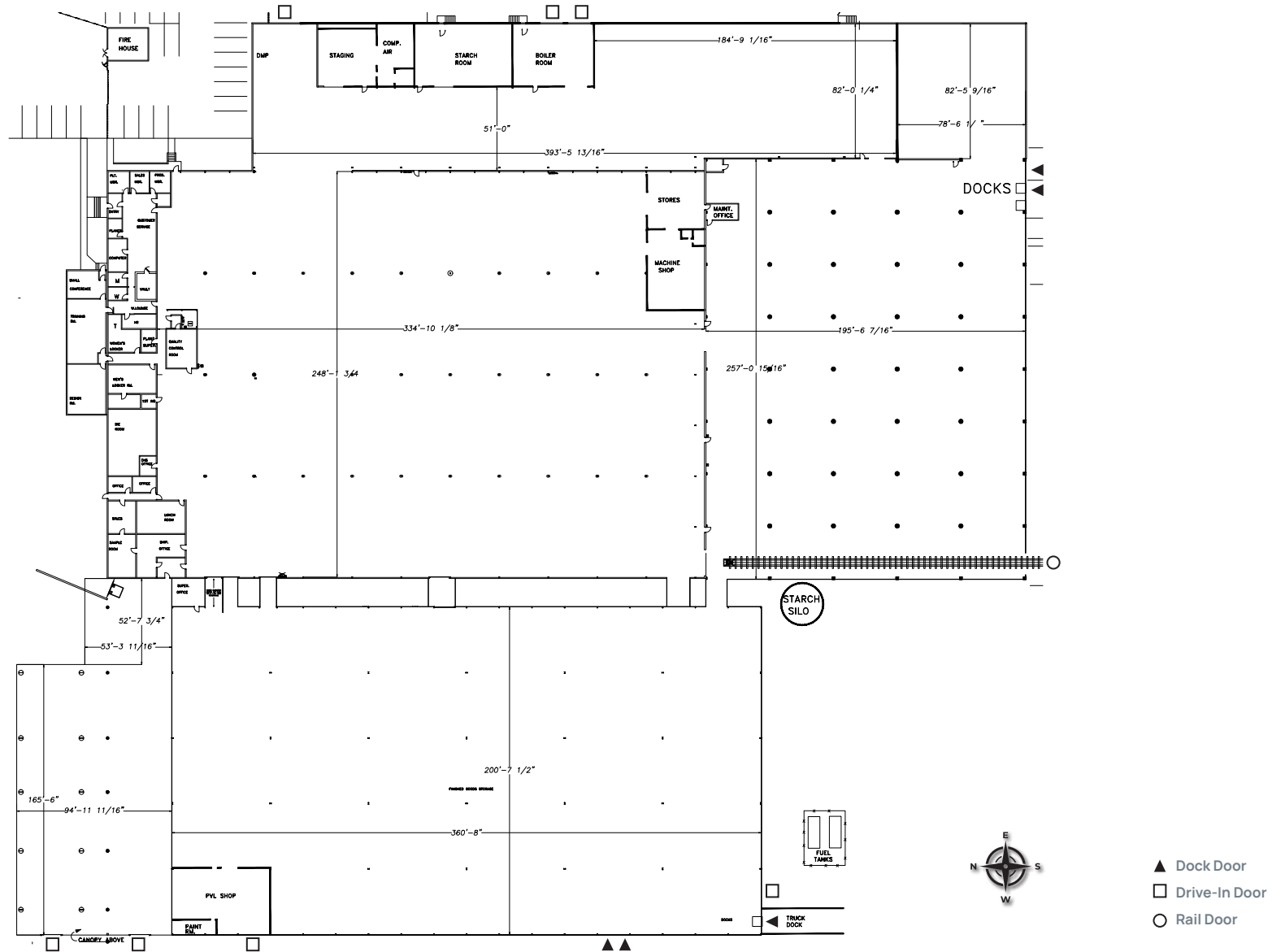
PROPERTY OVERVIEW

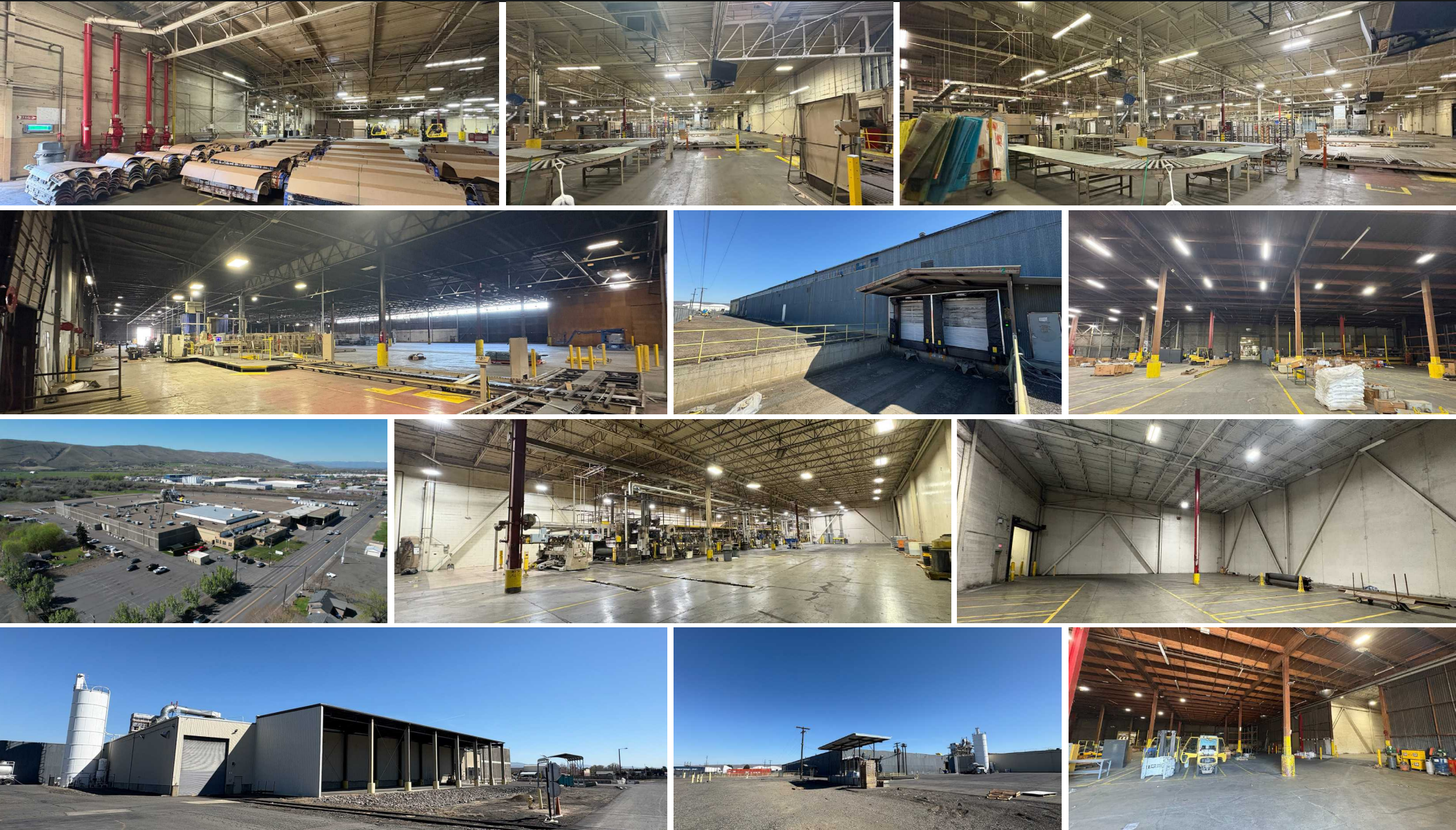
Total SF	264,269 (11,150 SF Office)
Acres	31.25
Zoning	Wholesale/Warehouse District (WW) City of Union Gap
Year Built	1952
Ceiling Height	18'-24'
Dock High Doors	5 with levlers (more possible)
Grade Level Doors	7
Rail	BNSF, with exterior and interior rail loading
Electrical Service	Heavy 3-phase, 277/480-volt service
Sprinkler	Wet, rating from .15-.35
Water Main Size	10"-12" line
Sewer Main Size	15" line



Michael Roy
+1 206 940 7199
michael.roy@kbcadvisors.com

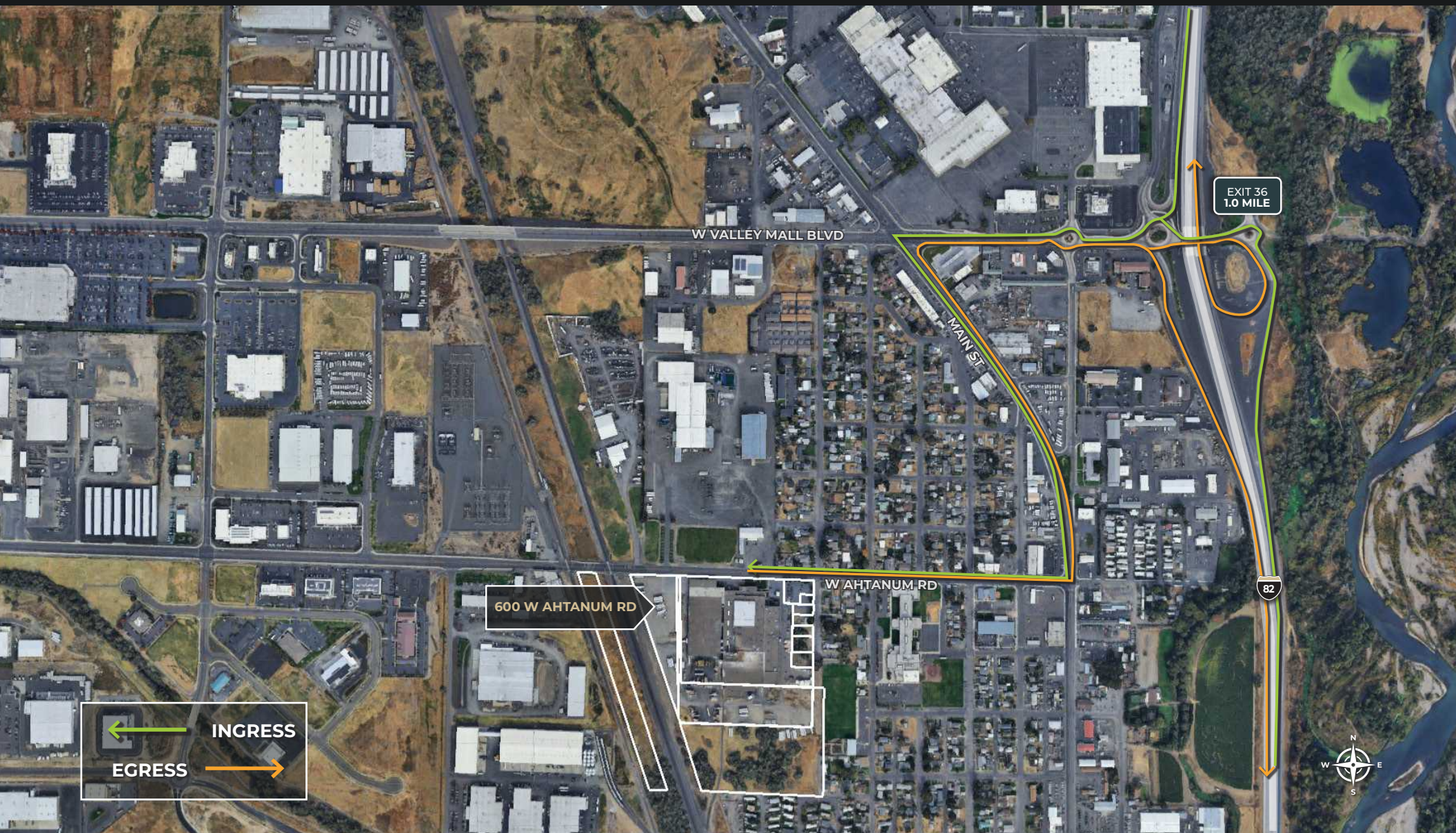
Hans Vieser
+1 425 765 7926
hans.vieser@kbcadvisors.com





Michael Roy
+1 206 940 7199
michael.roy@kbcadvisors.com

Hans Vieser
+1 425 765 7926
hans.vieser@kbcadvisors.com



Michael Roy
+1 206 940 7199
michael.roy@kbcadvisors.com

Hans Vieser
+1 425 765 7926
hans.vieser@kbcadvisors.com

3.5 MILES
to Yakima Airport

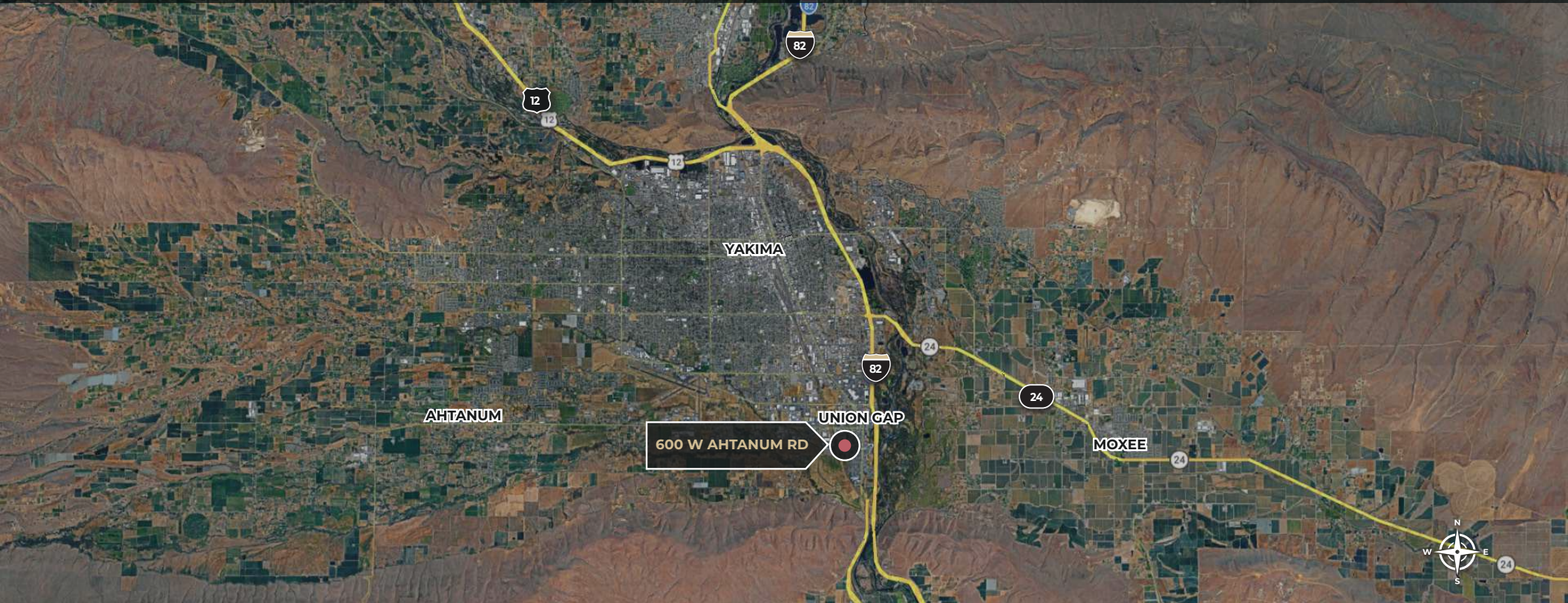
78 MILES
to Tri Cities

85 MILES
to Port of Pasco

147 MILES
to Seattle

158 MILES
to Tacoma

181 MILES
to Portland



Michael Roy
+1 206 940 7199
michael.roy@kbcadvisors.com

Hans Vieser
+1 425 765 7926
hans.vieser@kbcadvisors.com

KBC Advisors | Seattle
5628 Airport Way, Suite 238
Seattle, WA 98108

© 2026 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness, and KBC Advisors disclaims any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.

