






INDUSTRIAL/OFFICE/RETAIL SPACE AVAILABLE

Yakima & Surrounding Counties



January 2012






Building Photo	Building/Address	Bldg/Space	± Available SF (Office SF)	Rate PSF/Price (Shell/Office)	Comments	Contact
INDUSTRIAL						
	MS Riverpark 2801 River Rd Yakima, WA <i>Former Ace Hardware Bldg</i>		510,127 (15,902) Divisible	\$.30/\$.65 NNN \$15,950,000	<ul style="list-style-type: none"> • 55 DH, 2 GL; 28' clear height • First class distribution facility • Rail served • Adjacent land available • Excellent access and exposure on I-82 	<p>Mike Roy 253.395.3606</p> <p>Paul Stelzer 509.248.4530</p>
	Former JELD-WEN Facility 1015 E Lincoln Ave Yakima, WA		84,473 (4,500)	\$2,700,000	<ul style="list-style-type: none"> • UNDER CONTRACT • 5 DH, 8 GL, 1 exterior dock • 22' clear height • Ample parking on property • Large yard area for trailer/equipment parking 	<p>Mike Roy 253.395.3606</p> <p>Paul Stelzer 509.248.4530</p>
	HDI Warehouse 227 S Front Street Yakima, WA		47,630	\$1,800,000 \$.27 NNN	<ul style="list-style-type: none"> • 3 DH, 1 GL door • 21'-24' clear height • Updated T-8 lighting • Sprinklered and insulated 	<p>Paul Stelzer 509.248.4530</p> <p>Mike Roy 253.395.3606</p>
	Dolsen Property 605 East R St Yakima, WA		30,000 (1,500) Divisible	\$.35 Blended NNN	<ul style="list-style-type: none"> • LEASE PENDING • Approx 2 acres fenced yard • 6 GL; 14'-18' clear height • Heavy power • Zoned RD (Regional Development) 	<p>Paul Stelzer 509.248.4530</p> <p>Mike Roy 253.395.3606</p>
	3008 Main Street Union Gap, WA		26,249 (5,436)	\$1,365,000 \$.43 Blended NNN	<ul style="list-style-type: none"> • 4 GL doors; 1 covered DH door • Insulated and conditioned with humidity control • Ample parking available 	<p>Paul Stelzer 509.248.4530</p> <p>Scott Fraser Kidder Matthews 503.221.2268</p>

INDUSTRIAL/OFFICE/RETAIL SPACE AVAILABLE

Yakima & Surrounding Counties



January 2012





Building Photo	Building/Address	Bldg/Space	± Available SF (Office SF)	Rate PSF/Price (Shell/Office)	Comments	Contact
	Dwinell's Building 101 Butterfield Rd Yakima, WA		24,855 (11,800) Divisible to 7,800 SF	\$.29/\$.67 NNN	<ul style="list-style-type: none"> • 5.45 Acres; 2 acres of fenced yard • 8,000 SF covered loading area • 4 GL loading doors; 18' - 20' clear height • Rail spur on site • Good access to I-82 & Hwy-12 	<p>Paul Stelzer 509.248.4530</p> <p>Mike Roy 253.395.3606</p>
	Oxarc Facility 750 W Valley Mall Blvd Union Gap, WA		11,600 (± 2,000)	\$.42 Blended NNN	<ul style="list-style-type: none"> • Sublease through 6/1/2014 • 3 DH, 1 PD door; 15'-16' clear height • Heavy power • Abundant parking; large, fenced lot 	Paul Stelzer 509.248.4530
	Former Automat Building 925 N 5th Ave Yakima, WA		10,206 (1,008)	\$500,000 \$.41 Blended NNN	<ul style="list-style-type: none"> • SALE PENDING • 2 grade-level doors • 16'-18' clear height • Newer concrete block construction • Great parking and yard area • Access to major highways 	Paul Stelzer 509.248.4530
	South 14th Industrial Park 1903-1915 S 14 th Street Union Gap, WA	1903 LEASED 1911	5,000 (1,500) 2,750 (750)	\$.35/\$.65 NNN	<ul style="list-style-type: none"> • Close proximity to freeway • Grade-level loading available • 18'-20' clear height • Good tenant mix and parking 	Paul Stelzer 509.248.4530
	Intermountain Insulation 1026 34th Ave Yakima, WA		1,000-3,000 (700-2,000)	\$10.00 Gross	<ul style="list-style-type: none"> • Fully fenced with covered parking • Grade level loading available • Yard included with warehouse lease 	Paul Stelzer 509.248.4530

INDUSTRIAL/OFFICE/RETAIL SPACE AVAILABLE

Yakima & Surrounding Counties



January 2012




Building Photo	Building/Address	Bldg/Space	± Available SF (Office SF)	Rate PSF/Price (Shell/Office)	Comments	Contact
OFFICE/RETAIL						
	Sunnyside Retail Center 2600 Yakima Valley Hwy Sunnyside, WA		97,112	\$5,500,000	<ul style="list-style-type: none"> Multi-tenant investment opportunity Highly visible location near Wal-Mart Supercenter Abundant parking; Easy access to I-82 	Paul Stelzer 509.248.4530
	Whirlpool Call Ctr (former) 399 E Yakima Ave Yakima, WA	Suite 210	±12,600 - 43,250	\$12.00 NNN	<ul style="list-style-type: none"> 416 workstations, 11 administrative offices, 2 executive conference rooms Three back-up generators 1,250 parking spaces in adjoining garage 	Paul Stelzer 509.248.4530
	124 E Walnut Street Yakima, WA		8,445	<u>Sale Price</u> \$400,000	<ul style="list-style-type: none"> Excellent Walnut Street exposure Close proximity to Yakima CBD On-site parking 	Paul Stelzer 509.248.4530
		110	800			
		114	771	<u>Lease Rate</u> \$12.00		
		116	624	Semi-Gross		
		LEASED				
		206	525			
		LEASED				
	Former JC Penney Tire Facility 102 N Naches Avenue Yakima, WA		7,851	\$10.00 NNN	<ul style="list-style-type: none"> 8 GL doors with thru access 16'-18' ceilings Abundant parking Showroom/office with HVAC 	Paul Stelzer 509.248.4530

INDUSTRIAL/OFFICE/RETAIL SPACE AVAILABLE

Yakima & Surrounding Counties



January 2012






Building Photo	Building/Address	Bldg/Space	± Available SF (Office SF)	Rate PSF/Price (Shell/Office)	Comments	Contact
	The Tower Office Complex 402 E Yakima Ave Yakima, WA	500	7,127	Negotiable Full Service	<ul style="list-style-type: none"> Many private offices; Reception area; Break room; Conference room 	Paul Stelzer 509.248.4530
		1400	7,125		<ul style="list-style-type: none"> Multiple executive offices with conference rooms 	
		1100	6,890		<ul style="list-style-type: none"> Entire floor 	
		800	3,067		<ul style="list-style-type: none"> 7 office suite with 2 reception areas 	
		830	2,844		<ul style="list-style-type: none"> 4 office space with large center area 	
		100	1,800		<ul style="list-style-type: none"> Prime ground floor retail or service office with ADA restrooms 	
		730	1,218		<ul style="list-style-type: none"> 3 office suite with reception area 	
		880	1,216		<ul style="list-style-type: none"> Medium size open office 	
	The Tower Annex 421 East Chestnut Yakima, WA		6,823 RFS	\$13.00 Semi-Gross	<ul style="list-style-type: none"> Good mix of privates and bullpen areas ADA restrooms & reception area Abundant secured parking Located in the heart of Yakima's CBD Within close proximity to YMCA, Capitol Theatre, shopping and restaurants 	Paul Stelzer 509.248.4530
	399 Yakima Avenue Yakima, WA	109	6,500	\$15.00 NNN	<ul style="list-style-type: none"> Former restaurant space Existing equipment Former Yakima Mall Great Yakima Avenue exposure 	Paul Stelzer 509.248.4530

INDUSTRIAL/OFFICE/RETAIL SPACE AVAILABLE

Yakima & Surrounding Counties



January 2012







Building Photo	Building/Address	Bldg/Space	± Available SF (Office SF)	Rate PSF/Price (Shell/Office)	Comments	Contact
	Naches Building 424 E Yakima Ave Yakima, WA	101	5,651 Divisible to 2,145 SF	\$16.00 NNN	<ul style="list-style-type: none"> • Located in the heart of Yakima's CBD • 5 private offices, open area and reception • Parking available • Close proximity to YMCA, Capitol Theatre, shopping and restaurants 	Paul Stelzer 509.248.4530
	PML Building 105 N 3rd Street Yakima, WA		5,526 Divisible to 1,500 SF	\$12.00 NNN	<ul style="list-style-type: none"> • 13 private offices • Kitchen, reception and 2 bathrooms • Multiple conference rooms • Elevator access • Parking available 	Paul Stelzer 509.248.4530
	The Lofts 17 North 3rd Street Yakima, WA	102	5,105	<u>Lease Rate</u> \$18.00 NNN	<ul style="list-style-type: none"> • For sale or lease • New construction • Covered parking • High 12' – 14' ceilings • Located in the heart of Yakima's Business District 	Paul Stelzer 509.248.4530
		103	4,902			
		104	3,256	<u>Sale Price</u> \$150/SF		
	40th Avenue Professional Plaza 1015 S. 40th Ave Yakima, WA	10/17	2,136	\$250,000 \$12.00	<ul style="list-style-type: none"> • Ideal for medical or professional use • Reception area • Fisher Golf Course views • On-site parking 	Paul Stelzer 509.248.4530
	McCormick Place 1400 Summitview Ave Yakima, WA	Suite 105	1,866	\$14.00 Semi-Gross	<ul style="list-style-type: none"> • Newer construction • Abundant parking • Highly visible • Central location 	Paul Stelzer 509.248.4530
		Suite 201	1,620			

INDUSTRIAL/OFFICE/RETAIL SPACE AVAILABLE

Yakima & Surrounding Counties



January 2012

Building Photo	Building/Address	Bldg/Space	± Available SF (Office SF)	Rate PSF/Price (Shell/Office)	Comments	Contact
	901 Summitview Ave Yakima, WA	Suite 160	1,077	\$14.00 Semi-Gross	<ul style="list-style-type: none"> • Ground level retail • Good tenant mix • Highly visible location • Abundant parking 	Paul Stelzer 509.248.4530
LAND						
	Ahtanum Rd / S 5th Ave Union Gap, WA		853,340 (19.59 Acres)	\$850,000	<ul style="list-style-type: none"> • Utilities available • L1 & R1 zoning • Excellent opportunity for investor or developer 	Paul Stelzer 509.248.4530
	Terrace View Development South 41 st Street Yakima, WA		818,928 (18.80 Acres)	\$1,100,000	<ul style="list-style-type: none"> • Utilities on-site • Preliminary plans • Level lot • R1 zoning 	Paul Stelzer 509.248.4530
	3201 Powerhouse Road Yakima, WA		533,610 (12.25 Acres)	\$865,000	<ul style="list-style-type: none"> • UNDER CONTRACT • Investor/Developer opportunity • R3 zoning • Utilities available 	Paul Stelzer 509.248.4530
	105-111 N Naches Ave & 112 N 6th Ave Yakima, WA		35,239	\$500,000	<ul style="list-style-type: none"> • CBD zoning • Vacant land • Level and ready to develop 	Paul Stelzer 509.248.4530
	101-105 S Naches Ave Yakima, WA		26,972	\$400,000	<ul style="list-style-type: none"> • R3 zoning • Fenced and paved lot • Located on the corner of Chestnut & S Naches 	Paul Stelzer 509.248.4530