

TERRACE HEIGHTS BUSINESS PARK

North Keys Road | Yakima, WA



Well Located Owner/User or Development Opportunity

For more information, contact:

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COMMERCIAL REAL ESTATE SERVICES

www.neilwalter.com

SALE DETAILS

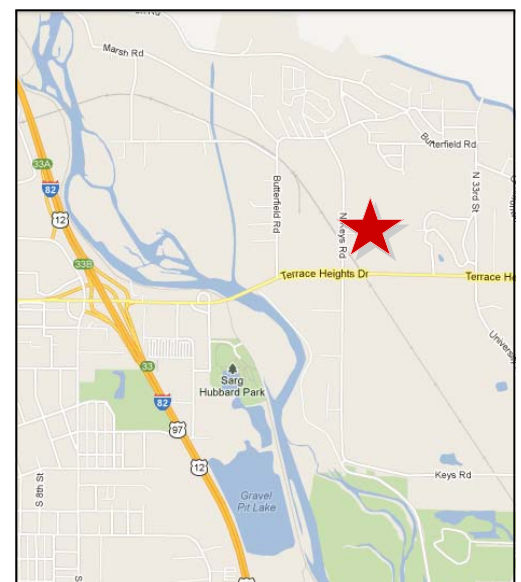
LOT 10

Sale Price \$3.00/SF
Parcel 191316-32445
Land Size* ± 319,408 SF (± 7.33 Acres)
Zoning Light Industrial

LOT 11

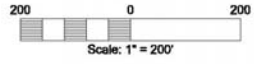
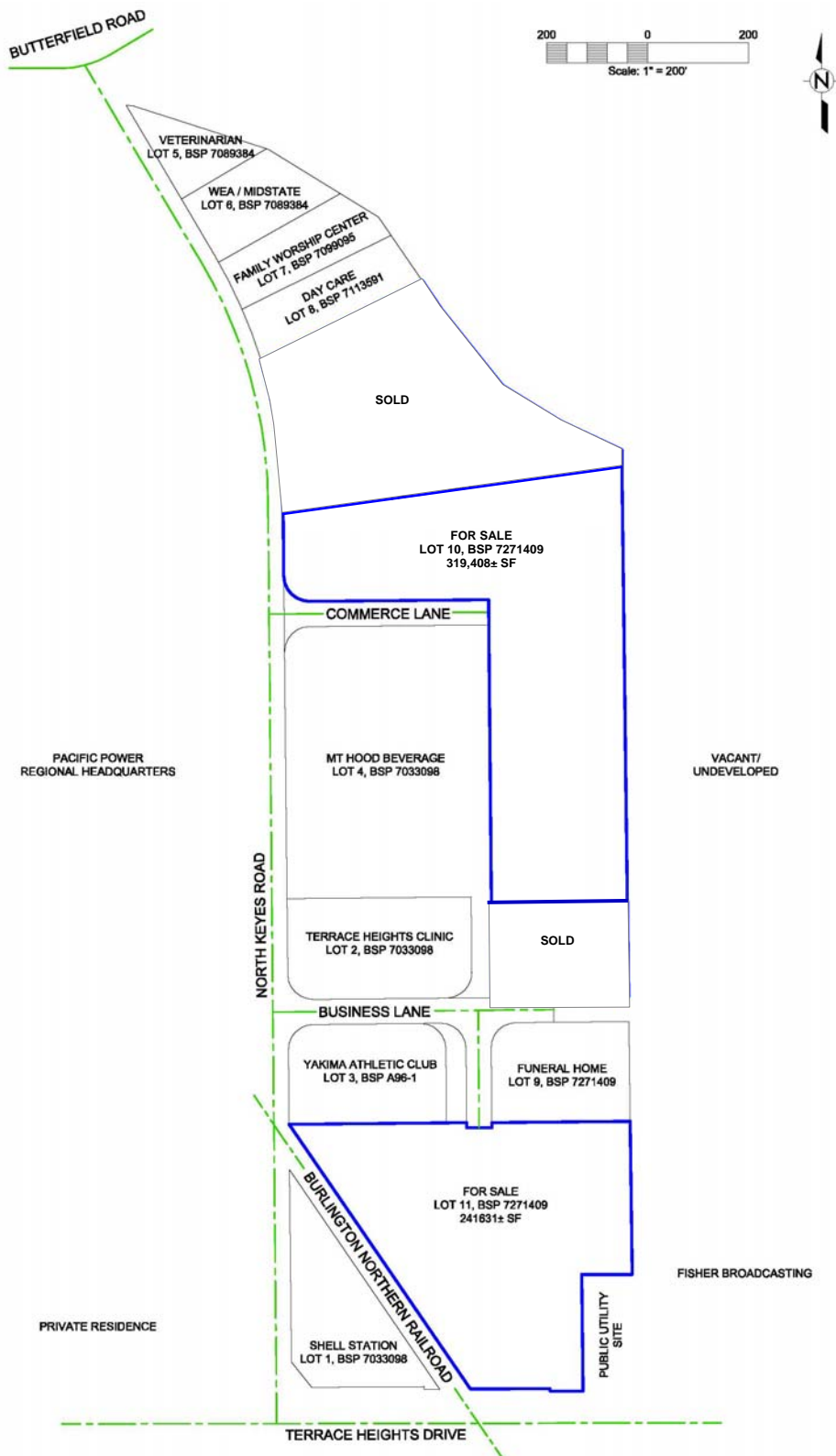
Sale Price \$5.00/SF
Parcel 191316-33406
Land Size* ± 241,631 SF (± 5.55 Acres)
Zoning Central Business District

**Lots are divisible.*



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PROPERTY HIGHLIGHTS

- Lots are level with less than 1% slope from north to south
- No indication or known history of unstable soil
- Not within a 100-year floodplain
- All utilities available
- Less than 3 minutes from I-82

DEMOGRAPHICS

Total Population

1-Mile	2,932
3-Mile	39,725
5-Mile	90,231

Median HH Income

1-Mile	\$41,092
3-Mile	\$30,339
5-Mile	\$36,186

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All square footage references are approximate. The information contained herein is from sources deemed reliable. It is provided without representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.