

MS RIVERPARK



2801 RIVER ROAD | YAKIMA, WA
Distribution Warehouse
292,476 SF Available for Sublease

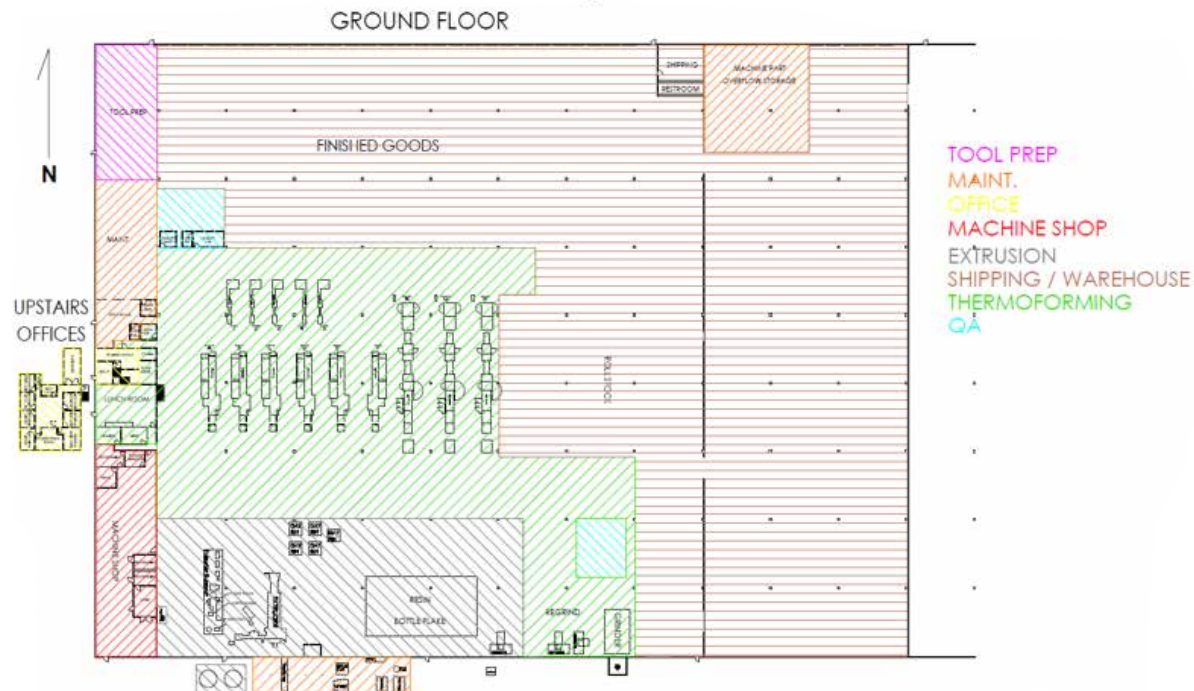
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Property overview

MS RIVERPARK

- ▶ 510,127 sf total building size
- ▶ Sublease Available March 1, 2021
- ▶ 292,476 sf divisible by 100,000 sf
- ▶ Lease Term through 12/31/2027
- ▶ Landlord is open to longer term and potential expansion.
- ▶ Total building square footage: 510,127 sf
- ▶ Structure: Concrete tilt-up construction with steel roof framing, standing seam metal roof and concrete slab on grade floors
- ▶ Constructed: 1983 | Renovated in 2013
- ▶ 28' clear height
- ▶ Approximately 22,500 sf of office, shop and lunchroom space
- ▶ Restrooms for 80 employees
- ▶ Heavy Power- 3,000 kVA service
- ▶ Wet sprinkler system
- ▶ Approximately 36 dock doors and one truck well





Property amenities

- ▶ 4 - External Silos
- ▶ 36 Dock Doors
- ▶ Propane Station
- ▶ Utility Room -
Currently uncovered due to seasonal heat.
Cover panels will be put back up this Fall
by maintenance team



Area map



MS Riverpark

12

12

River Rd

N 28th Ave

Fruitvale Blvd



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