

# FOR SALE

## Former Can Manufacturing & Cold Storage Facility



Offered at:  
Available:

\$3,500,000  
208,849SF on 11.72 acres +/-

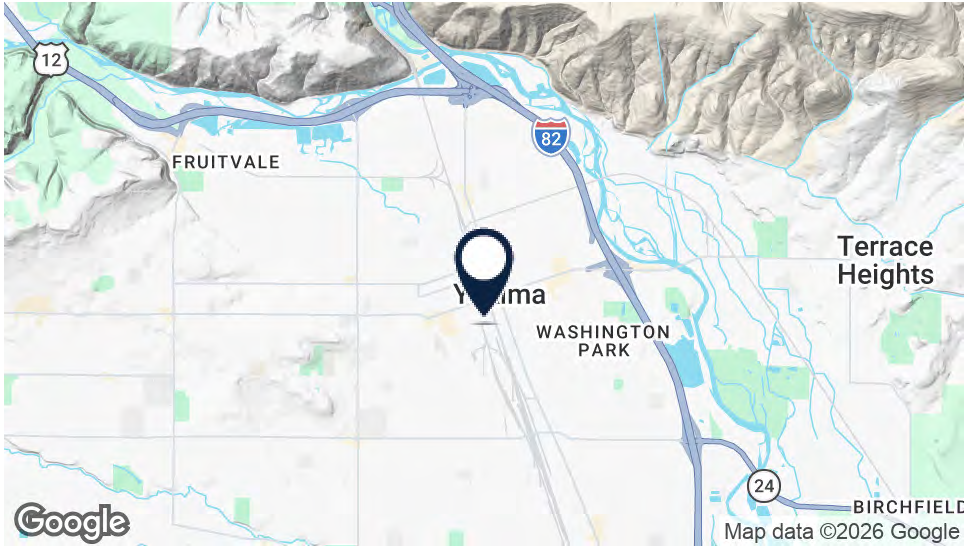
108 W Walnut St  
Yakima, WA 98902

509.966.3800: O  
509.961.7575: C

218 SSgt Pendleton Way  
Yakima, WA 98901

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# Executive Summary



## OFFERING SUMMARY

|                 |                             |
|-----------------|-----------------------------|
| Sale Price:     | \$3,500,000                 |
| Building Size:  | 208,849SF +/-               |
| Sale Price/SF:  | \$16.76/SF +/-              |
| Lot Size:       | 11.72 acres +/-             |
| Year Built:     | 1940 & 1945                 |
| Zoning:         | M-1                         |
| Parcel Numbers: | 191319-32001, 32429 & 32430 |

## PROPERTY OVERVIEW

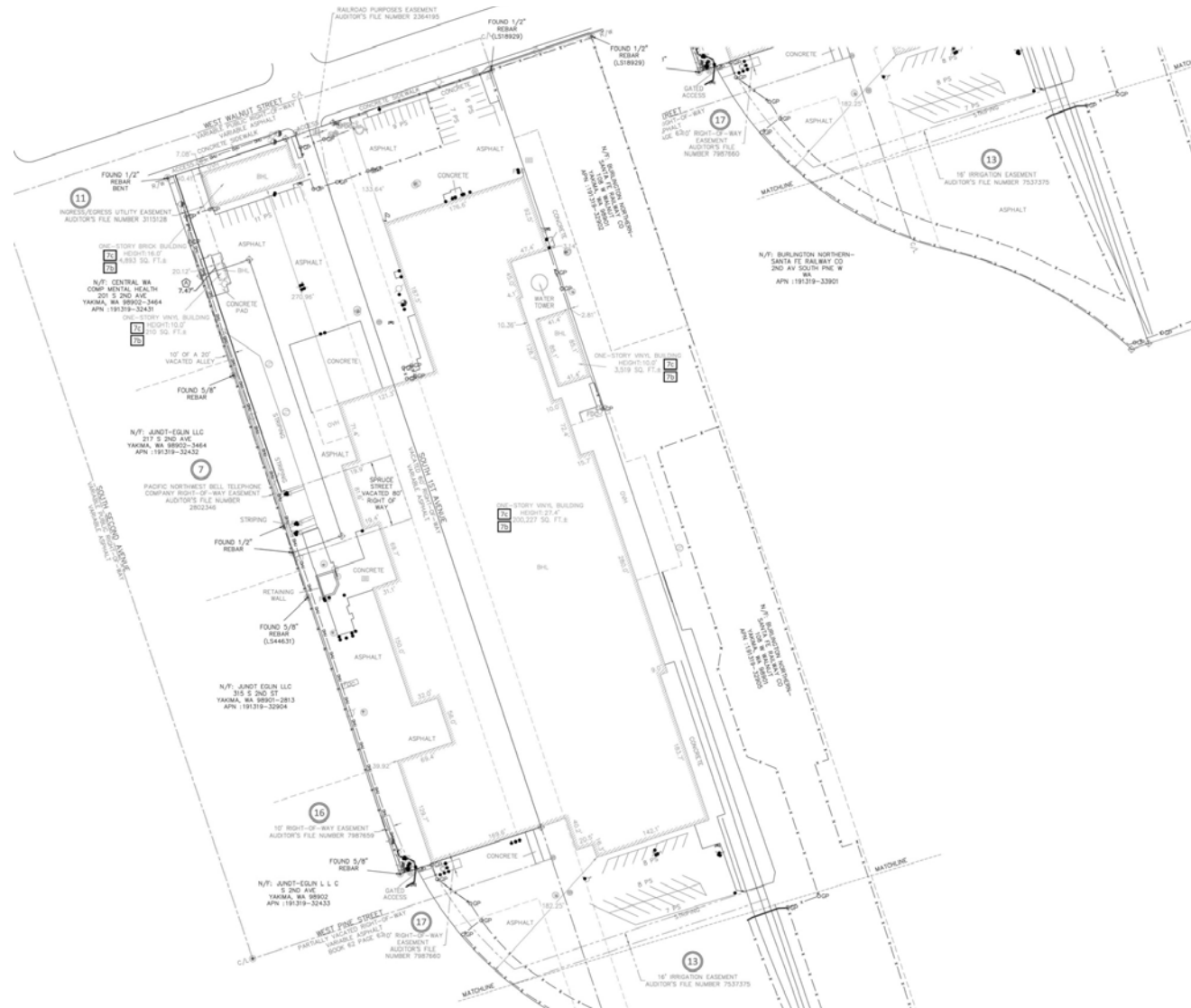
THIS OFFERING is for the opportunity to purchase an industrial facility historically owned and operated by Del Monte and utilized primarily as a can manufacturing plant with some cold storage rooms at a below market price.

Located near the heart of downtown Yakima, the property benefits from rail access, heavy power and good proximity to the interstate.

The improvements consist of an approximately 200,227SF manufacturing or storage warehouse with 5 cold storage rooms, a 4,893SF office building, a 3,519SF utility building and a 210SF scale office.

A nearby approximately 433,984SF manufacturing or distribution facility is also available by a separate offering and can be combined with this purchase.

## Survey/Site Plan



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# Highlights

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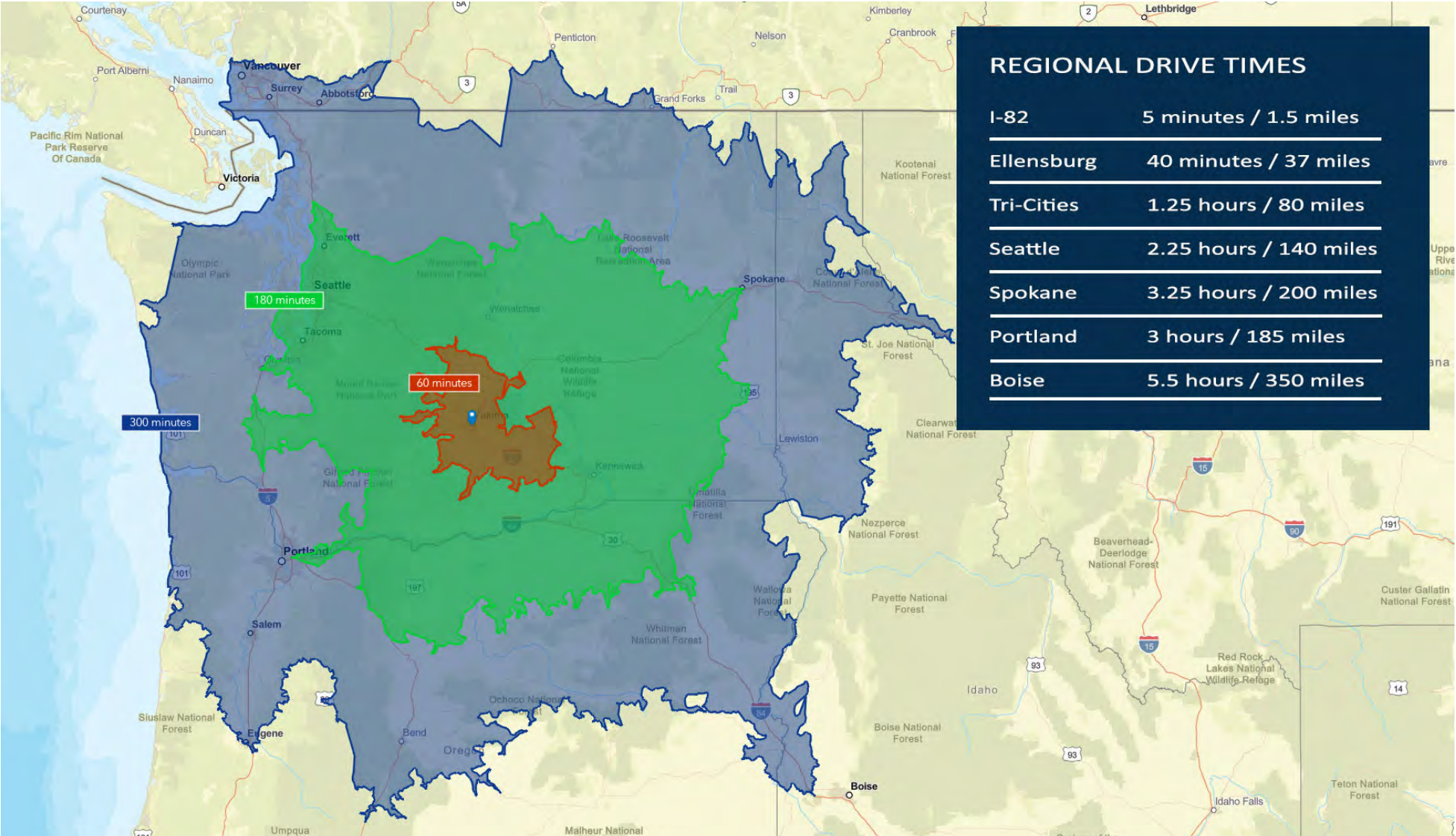
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## PROPERTY HIGHLIGHTS

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- Offered at a below market price based upon approximately \$16.76/SF attributable to the improvements.
- Approximately 23 ground level loading doors, 1 recessed dock door and ceiling heights between 14 – 18-feet throughout the manufacturing areas.
- Dedicated rail spur to the building and a rail loading pad.
- Heavy power with 6,000 amps between a pair of 3,000-amp panels, 480 volts and 3-phase.
- Includes a newer steel frame covered loading and staging area that's not included within the advertised square footage.
- Centrally located near the heart of downtown with relatively quick interstate access.
- Sprinklered throughout the manufacturing and warehouse areas.
- Includes a water tower and scale with scale house.
- Between 4.05 – 9.06 acres of adjacent land owned by BNSF potentially available to lease outside of closing, including a former cold storage building totaling approximately 13,437SF.

# Regional Drive Times



## Interior Photos



## Additional Photos



## Additional Photo



# Aerial

