

272,576 SF FOR SALE

Modern Dock-High Rail Served Warehouse

49 E 3RD AVE
TOPPENISH, WA 98948



Michael Roy
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Property Overview

49 E 3RD AVE
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272,576 SF

Total Building Size

2,500 SF

Office

22.29 ACRES

(970,952 SF)

6*

Dock Doors

6

Grade Level Doors

38'-40'

Clear Height

8

BNSF Rail Doors (50' intervals)

M2

Industrial Zoning

LED

Lighting

29%

Low Site Coverage

1996

Year Built

*Possibility to construct additional dock doors

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Property Photos

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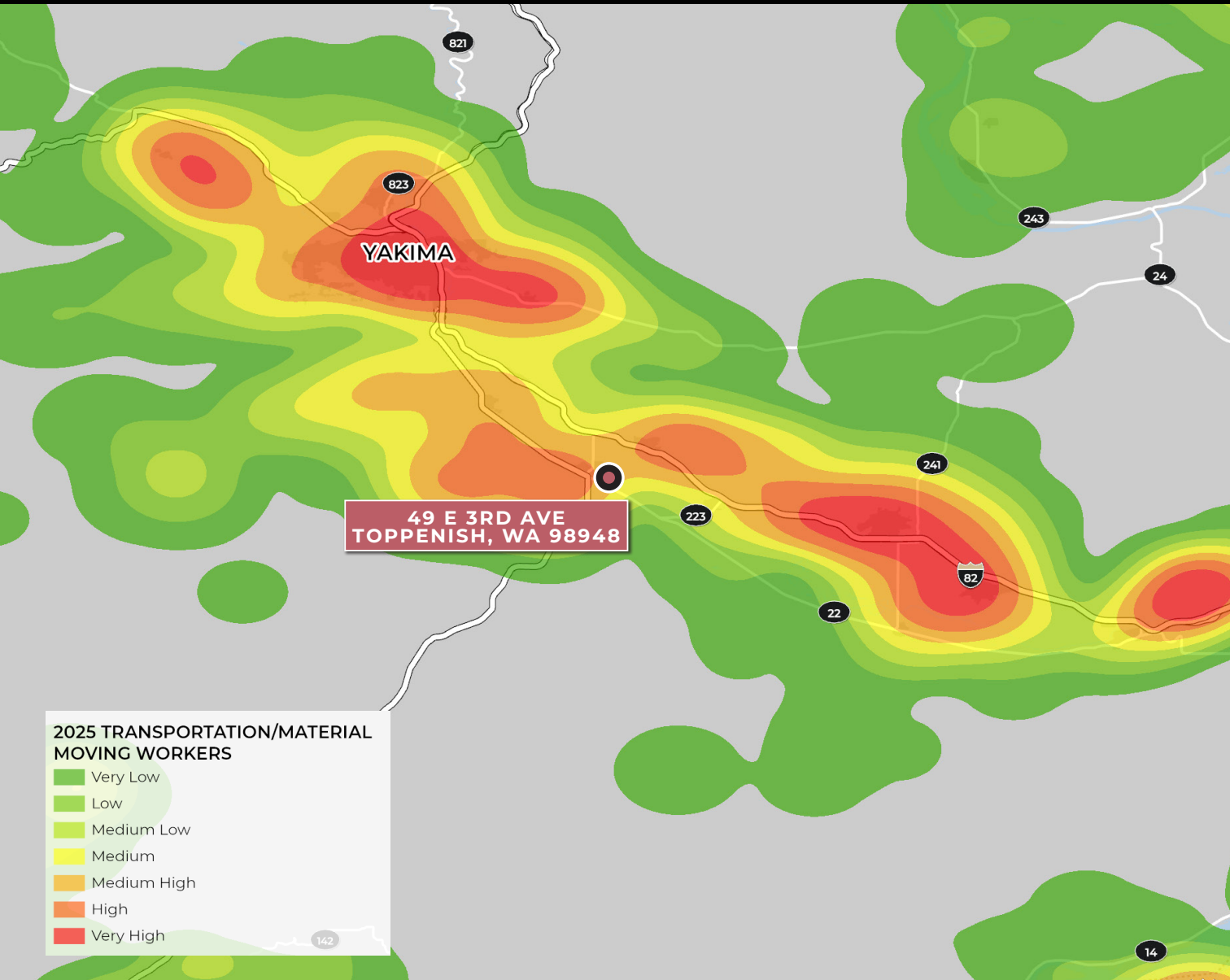
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Labor

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The property is located in the Yakima Valley, a leading hub for food processing, value-added agribusiness, regional warehousing, and manufacturing. Supported by one of the nation's most productive agricultural regions, the area offers a strong labor base, abundant water resources, and multimodal connectivity via BNSF rail. Together, these advantages make the Yakima Valley a cost-effective and strategically positioned center for regional distribution and export-oriented industry

\$21.83/Hr
Forklift Drivers

177
Resident Forklift Drivers

45%
Change in Forklift Drivers
2019-2024

\$18.94/Hr
Warehouse Worker

828
Warehouse workers

20%
Change in warehouse workers
2019-2024

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Location

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DRIVE TIMES	
WA-22 & U.S. 97 Interchange	1.5 mi
I-82	5.1 mi
Yakima	21 mi
Ellensburg	59 mi
Tri-Cities	60 mi
Seattle	163 mi
Portland	165 mi
Spokane	200 mi

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