

FOR SALE

264,269 SF Class A Manufacturing Facility



600 W Ahtanum Rd, Union Gap, WA 98903

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600 W. Ahtanum Road is a well-maintained 264,269 SF manufacturing facility on 31.25 acres in the business-friendly community of Union Gap, immediately to the south of Yakima, the county seat of Yakima County. Direct access to Interstate 82 is available via two interchanges.

The building, which until very recently was used to manufacture cardboard boxes, has heavy power distributed throughout the facility, dock high and grade-level loading, and BNSF rail service that includes an interior rail loading dock. The office area commands a prominent street presence to Ahtanum Road, one of Union Gap's largest arterials, and is enhanced by well-maintained landscaping.

The property is completely fenced and secure, and the majority of the 31.25 acre site is cleared and level. The property is zoned Wholesale/Warehouse, allowing a multitude of industrial uses.

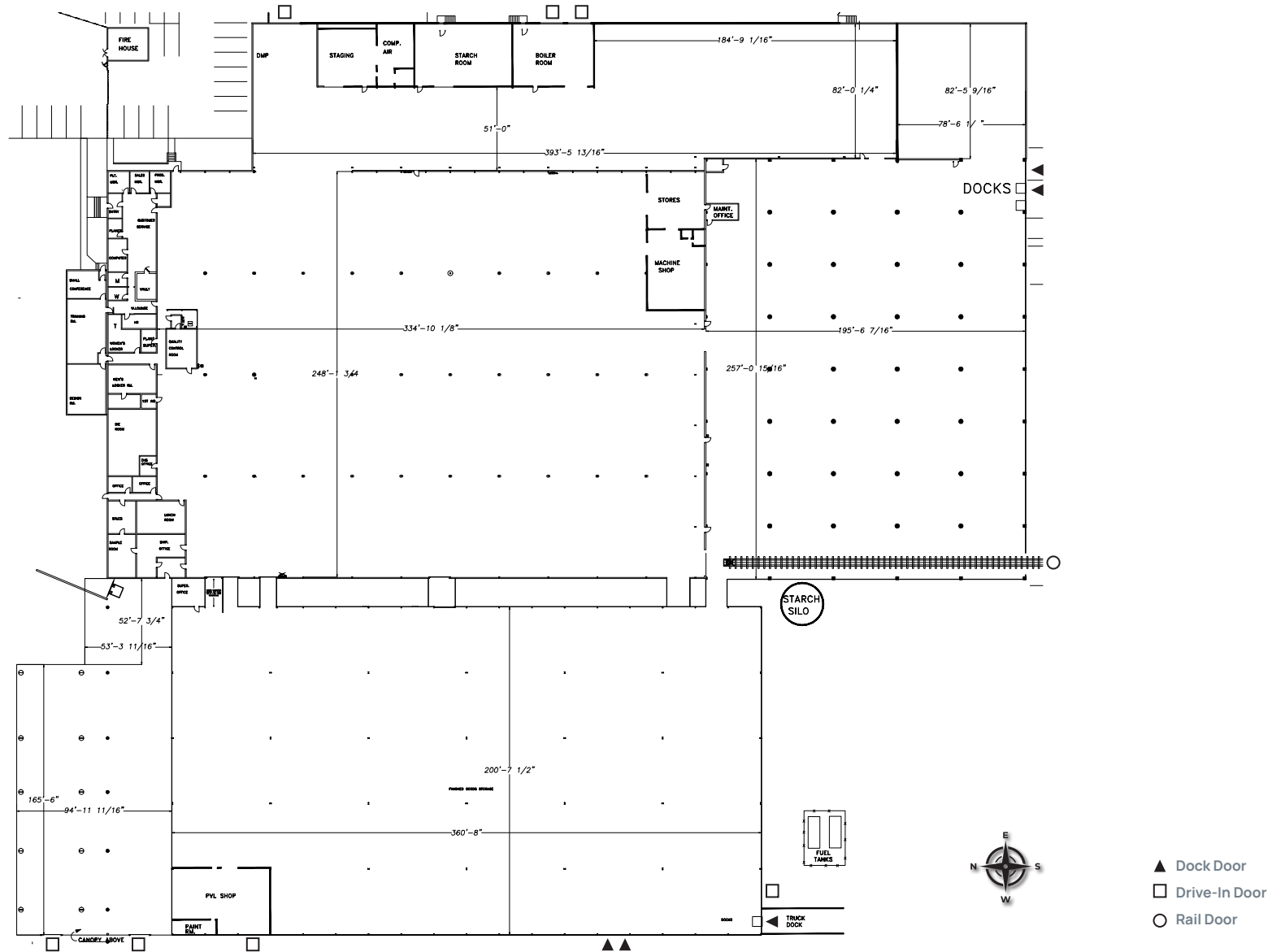
PROPERTY OVERVIEW

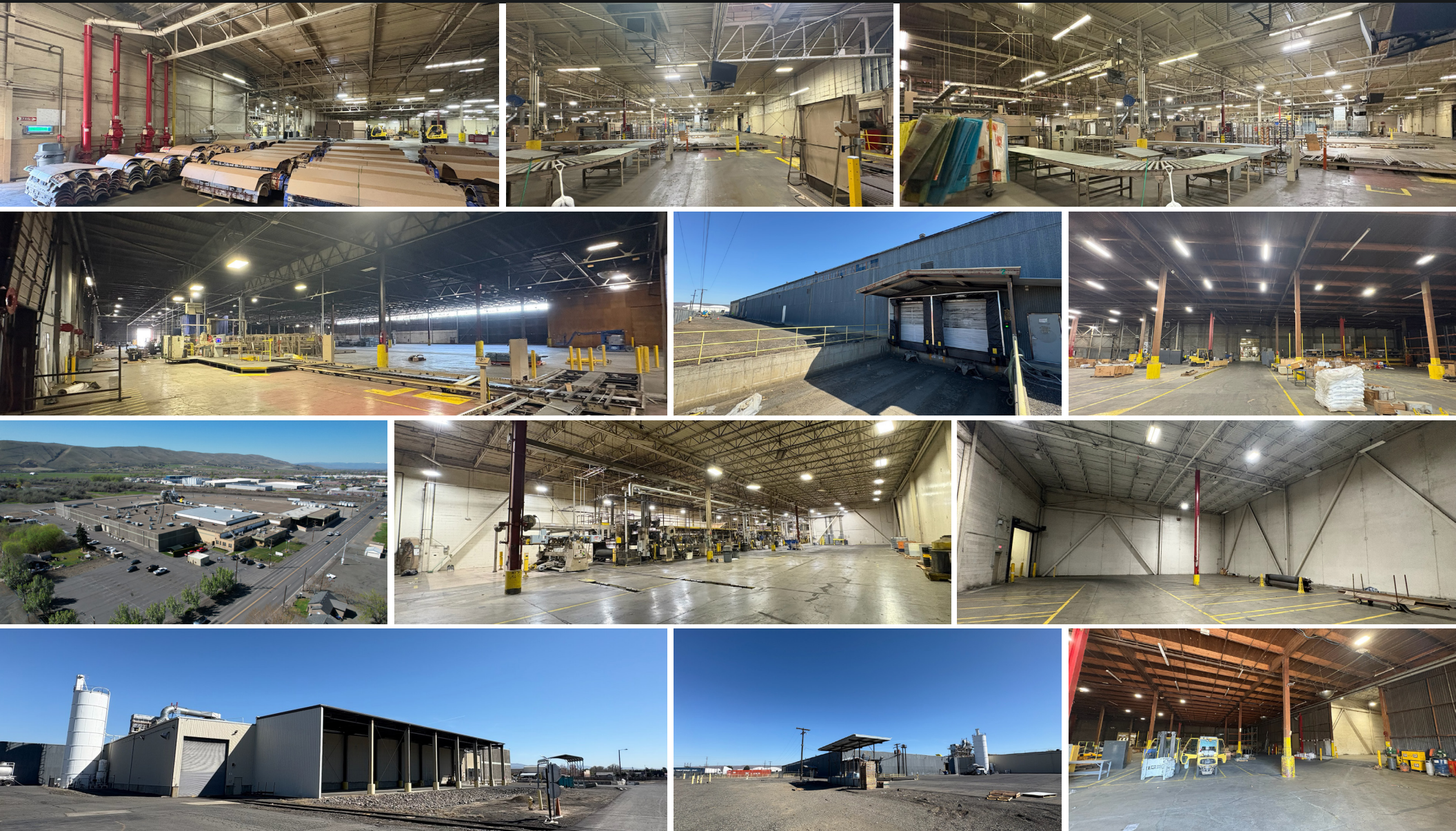
Total SF	264,269 (11,150 SF Office)
Acres	31.25
Zoning	Wholesale/Warehouse District (WW) City of Union Gap
Year Built	1952
Ceiling Height	18'-24'
Dock High Doors	5 with levlers (more possible)
Grade Level Doors	7
Rail	BNSF, with exterior and interior rail loading
Electrical Service	Heavy 3-phase, 277/480-volt service
Sprinkler	Wet, rating from .15-.35
Water Main Size	10"-12" line
Sewer Main Size	15" line



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3.5 MILES
to Yakima Airport

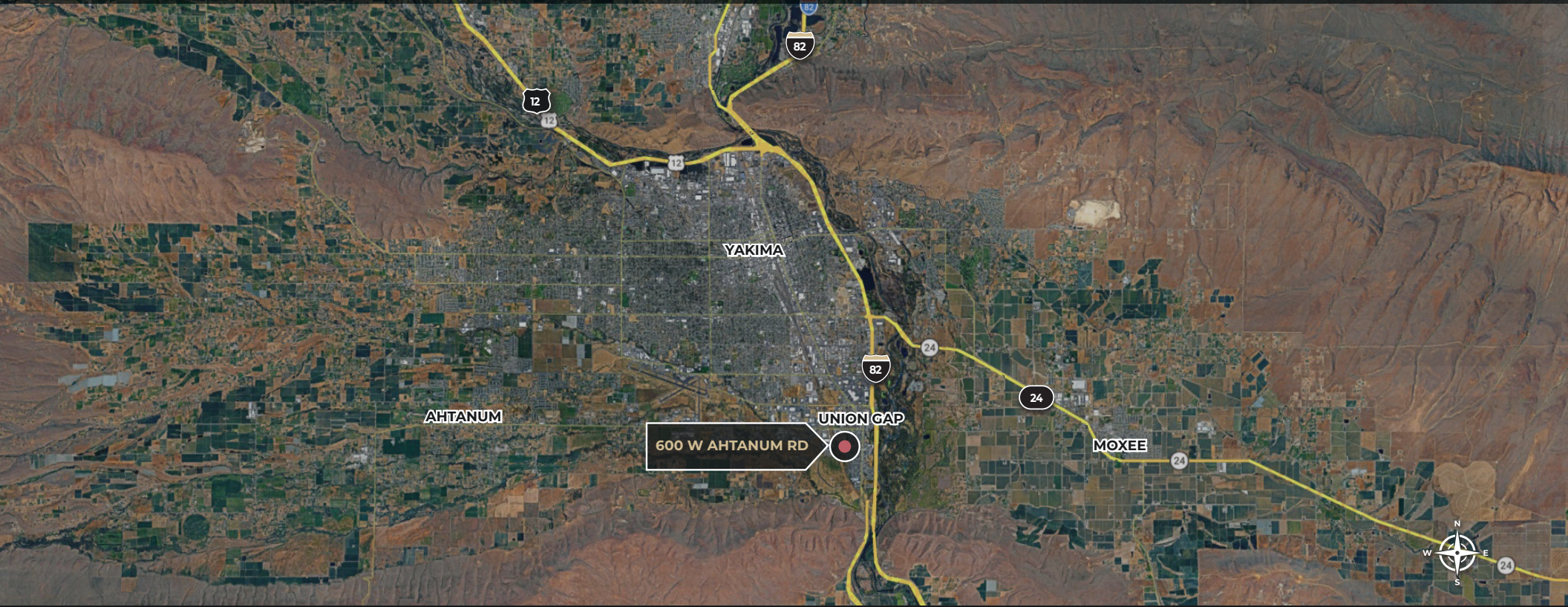
78 MILES
to Tri Cities

85 MILES
to Port of Pasco

147 MILES
to Seattle

158 MILES
to Tacoma

181 MILES
to Portland



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