

FOR SALE | YAKIMA, WA

Yakima Herald

OPPORTUNITY: MIXED USE OFFICE & WAREHOUSING



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The Opportunity



CenturyPacific, LLLP is pleased to offer for sale the Yakima Herald Republic building, a ±86,375 SF purpose-built asset with strong programmatic versatility. Built on two tax parcels totaling 55,965 SF in downtown Yakima, the improvements were developed in three phases allowing each component to operate individually or as a single unit as needed.

Zoned Central Business District (CBD), the offering is well-poised to accommodate a variety of uses and applications including retail sales, commercial services, offices, clinics, community & religious centers, and business or vocational schools.

PRICE

\$2,450,000

ADDRESS

114 N 4th st
Yakima, WA 98901

PARCELS

191319-21513
191319-21409

BUILDING AREA

38,989 SF Office
(Two Floors)

16,212 SF Storage

11,808 SF Warehouse/
Production

19,366 SF high-cube
Warehouse

Total - ±86,375

LAND AREA

±55,965 SF

ZONING

Central Business
District (CBD)

A full 5% commission
is offered to
procuring brokers

Multi-Floor Office

38,989 SF



Combination of open office, conference rooms, and private offices

High-quality improvements & architecture

Abundant natural light

Break rooms/kitchenettes existing

Controlled access (key card) infrastructure

Direct access to adjoining warehouse space

Office Component includes 16,212 SF additional storage space

Sorting Building

11,808 SF



Ideal warehouse/production space

Extreme versatility of use & application

Numerous loading doors - dock high & at-grade

Fully-conditioned

Attached Private Office

Additional mezzanine level with freight elevator and forklift access

Press Building

19,366 SF



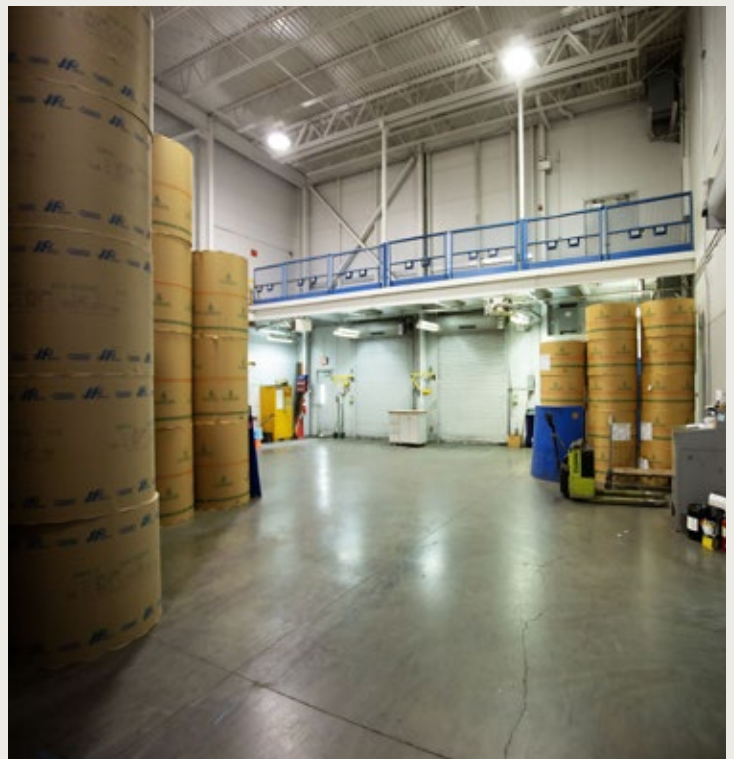
Combined high-cube warehouse & ground floor production space

Access to at-grade & dock-high loading

Features multiple office & support/utility facilities

Fully-conditioned

Photos



CENTURY PACIFIC

Over 35 Years of Client-Focused
Commercial Real Estate Solutions

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DISCLAIMER

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