

Occupancy Supply

Business Parks	Total Acreage	Available Acreage
Industrial	200	900
Office	700	450
Mixed Use		
No. Fully Serviced Freestanding Sites	15	350
Ten Plus Acres of Industrial Zoned	9	
Five Plus Acres of Industrial Zoned	15	

Average Cost Per Acre for Fully Developed sites

Industrial	\$1.00 - \$4.00/sf
Office	\$3.00 - \$10.00/sf

Average Asking Rents (Gross Rent Per Square

Class A Office, CBD	\$16.00 - \$18.00
Class B Office, CBD	\$10.00 - \$15.00
Class C Office, CBD	\$7.00 - \$10.00

Vacancy Rates %

No formal entity tracks vacancy rates in Yakima County.

Name of Buildings Available

(see www.ycda.com for photos and detailed info)

Name of Buildings Available	Square Feet	Price
Former Food Processing Building	40,000	\$550,000
The Tower	7,500-15,000	Negotiable - Lease only
Yakima Manufacturing Facility	83,240	\$2,500,000.00 (site and individual buildings can be
West J Street Building	42,170	\$1,600,000
Yakima Distribution Center	507,753	\$19,800,000 lease available
Former Jeld Wen Building	84,473	\$3,300,000
Sunking Building	78,000	\$2,000,000 Sale or Lease
Johnson Manufacturing Building	47,831	\$2,400,000
Multi Tenant Warehouse	9,000	\$.35 s/f Lease
Chinook Building	20,000	\$5-6 s/f Lease per year
Praeclarent Building	6,000 - 11,000	Negotiable
Brule	2,400 - 9,000+	\$.35 s/f Lease (warehouse), \$.55 s/f Lease (office)

Name of Industrial Sites Available

(see www.ycda.com for photos and detailed info)

Name of Industrial Sites Available	Acreage	Price
Ahtanum Ridge Business Park	90	\$3.00 - \$5.00/sqft
McAllister Field Business Park	20	\$3.00/sqft
Terrace Heights Business Park	12	\$3.00 /square foot
Noel Industrial Site	28	\$3.00/square foot
Condon Orchards - Airport NW	78+	\$2.50/sf
Slinkard Industrial Site	10.63	\$400,000
E. Edison & Ray Road	200	\$30,000 to \$40,000 per acre
Midvale Industrial Site	200	\$35,000 per acre negotiable
Roy Industrial Site	15	Lease only - negotiable
Stover Road Industrial Park	35	\$40,000/acre or lease at \$4,000/acre/year
Morrier Industrial Site	320	\$3.00/sf
Kercheval Industrial Site	45	Negotiable
Johnson Industrial Site	66	\$2.95/sf
Wapato Industrial Site	39.25	\$10,000 - \$20,000 per acre
Granger Industrial Site	70.3	\$15,000 - \$20,000 per acre
McDonald Road Industrial Site	61	\$30,000 per acre
Condon Orchards - Airport South	60	\$1.50 - \$2.50/square foot
Distribution Center	119.23	\$35,000
County Division	38.16	\$15,000
Curfman	36.67	Negotiable
Keys	26.98	Negotiable
Pease	20.39	\$1,450,000

Yakima County Economic Data Profile

Camp	20	\$2.00/sf
McLean A	18.62	\$30,000/Acre
Glaspey	16.92	Negotiable
McLean B	13.68	\$25,000/Acre
Young	12.57	\$2.50 s/f
Skov/Douglas	10.26	Sale or Lease
MSI	6	\$3.00 s/f or Lease
Rose	4	Negotiable
Presson Place	4.26	\$337,000 or Lease Available

For More Information:

New Vision/The Yakima County Development Association
10 N 9th St. / PO Box 1387
Yakima, WA 98907
509.575.1140 / 509.575.1508 fax / www.ycda.com / info@ycda.com

