## DWINELL'S BUILDING

Warehouse Available

101 Butterfield Rd | Yakima, WA 98901



Former Dwinell's Visual Systems Building

For more information, contact:

Paul Stelzer 509.248.4530 pstelzer@neilwalter.com

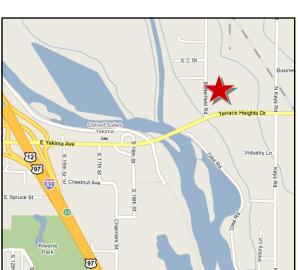
Mike Roy 253.395.3606 mroy@neilwalter.com



Neil Walter Company 7 North 3rd Street Yakima, WA 98901

#### LEASE DETAILS

Total Size ..... 24,855 SF
Office Size .... 7,800 SF
Land Size ..... 5.45 Acres
Whse Rate .... \$.29 Per SF
Office Rate .... \$.67 Per SF
Lease Type ..... NNN





#### PROPERTY FEATURES

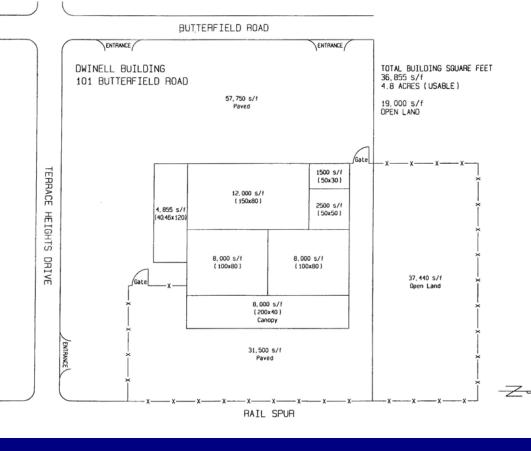
- 2 acres of fenced yard
- 8,000 SF covered loading area
- Ample parking
- 4 GL doors
- 18'-20' ceiling height
- Zoned CBDS
- · Rail spur on site
- Good access to I-82 & Hwy-12

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