

FOR SALE

JELD-WEN
WINDOWS & DOORS



Former JELD-WEN Facility

1015 East Lincoln Avenue — Yakima, WA

84,473 SF Manufacturing Facility

| | |
|-------------------------|---|
| Total Bldg Size: | ± 84,473 SF |
| Warehouse Area: | ± 79,973 SF |
| Office Area: | ± 4,500 SF |
| Land Area: | ± 8.45 Acres |
| Clear Height: | ± 22 Feet |
| Loading Doors: | 5 dock-high, 1 exterior dock, 8 grade-level |
| Sale Price: | \$3,300,000 |

For more details, contact:

Mike Roy

(253) 395-3606

mroy@neilwalter.com

19625 62nd Ave S, Suite C106
Kent, WA 98032
P 253.395.4848 F 253.395.1118

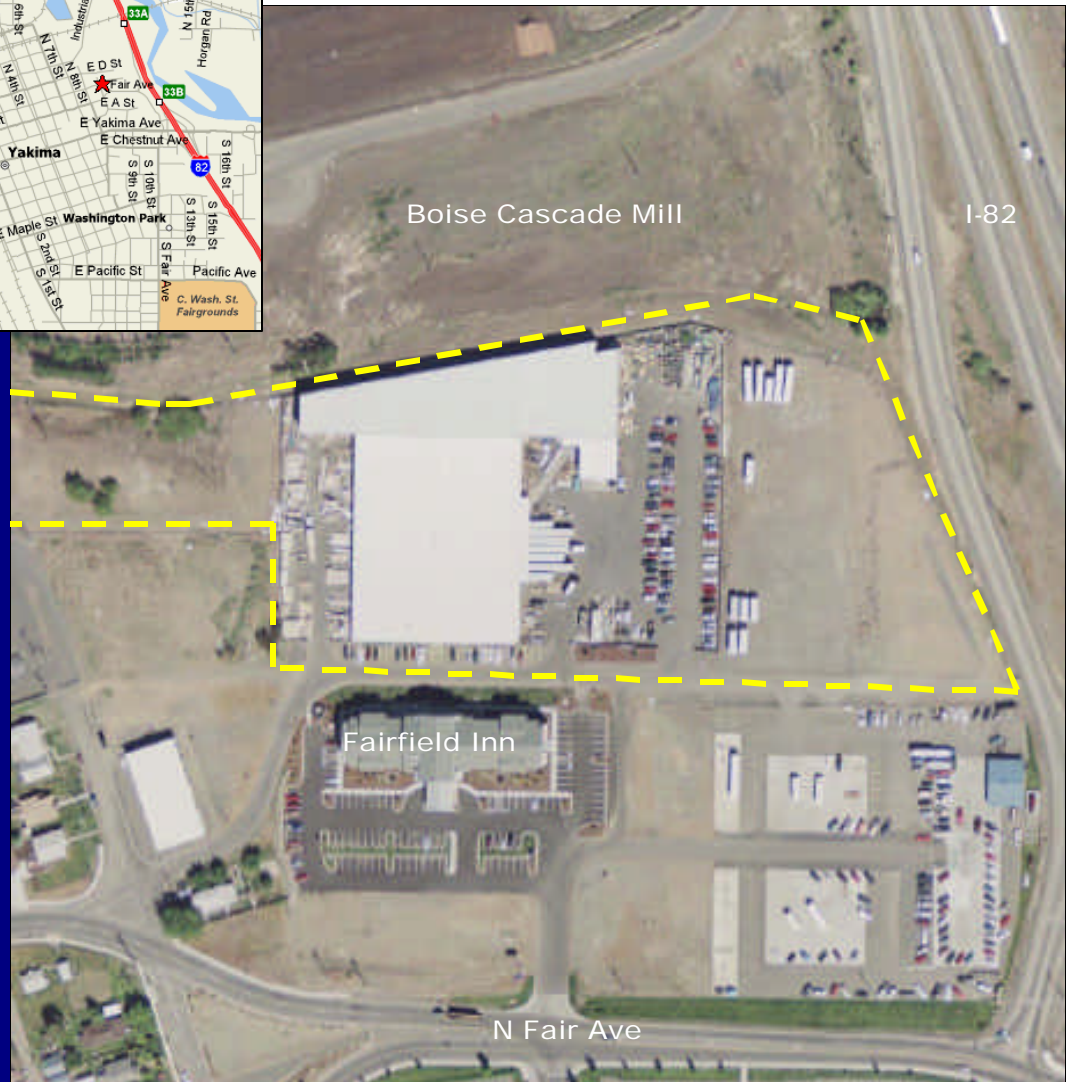
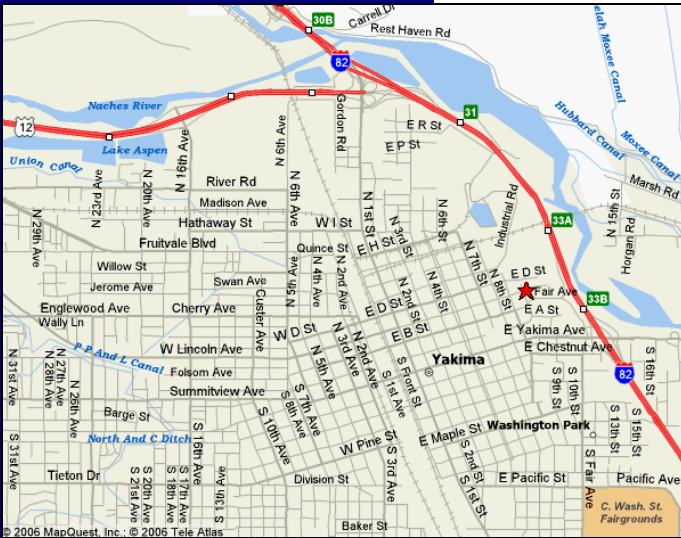
www.neilwalter.com

NWC NEILWALTER
COMPANY

COMMERCIAL REAL ESTATE SERVICES



- ▶ Great I-82 access and exposure.
- ▶ Ample parking on property.
- ▶ Large yard area for trailer/equipment parking.



Building Features

- Sprinkler:** Yes
- Parking:** Ample
- Loading Doors:** 5 DH, 8 GL, 1 Exterior Ramp
- Electrical:** 400 amp, 277/480-volt, 3-phase
- Ceiling Height:** 22'
- Construction:** Pre-engineered steel
- Year Built:** 1979 (addition in 1989, renovated in 1996)
- HVAC:** AC in office; gas-fired heaters in warehouse
- Zoning:** Large parcel—M1 (Light Industrial)
Small parcel—M2 (Heavy Industrial)

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