

501 W Stover Rd

Grandview, WA 98930

PRICING

\$3,395,000 (\$97/SF)



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501 W Stover Rd

Grandview, WA 98930

501 W Stover Rd presents an opportunity to acquire a well-positioned industrial warehouse and distribution facility in the heart of Washington's Yakima Valley agricultural region. Situated on approximately 6.75 acres with approximately 35,000 square feet of improvements, the property was developed to accommodate warehouse, manufacturing, distribution, equipment storage, and industrial service users. The facility features approximately 20-foot clear heights, 18 grade-level loading doors, significant outdoor yard area, and approximately 15,200 SF of office/showroom space supporting administrative and customer-facing operations.

Its strategic location immediately adjacent to Interstate 82 Exit 73 (W Stover Road) provides efficient regional access throughout Central Washington and to the Tri-Cities, Yakima, Seattle, Portland, and the broader Pacific Northwest freight network. The surrounding market is anchored by food processing, cold storage, agricultural manufacturing, transportation, and regional distribution, creating long-term demand from owner-users and industrial investors.

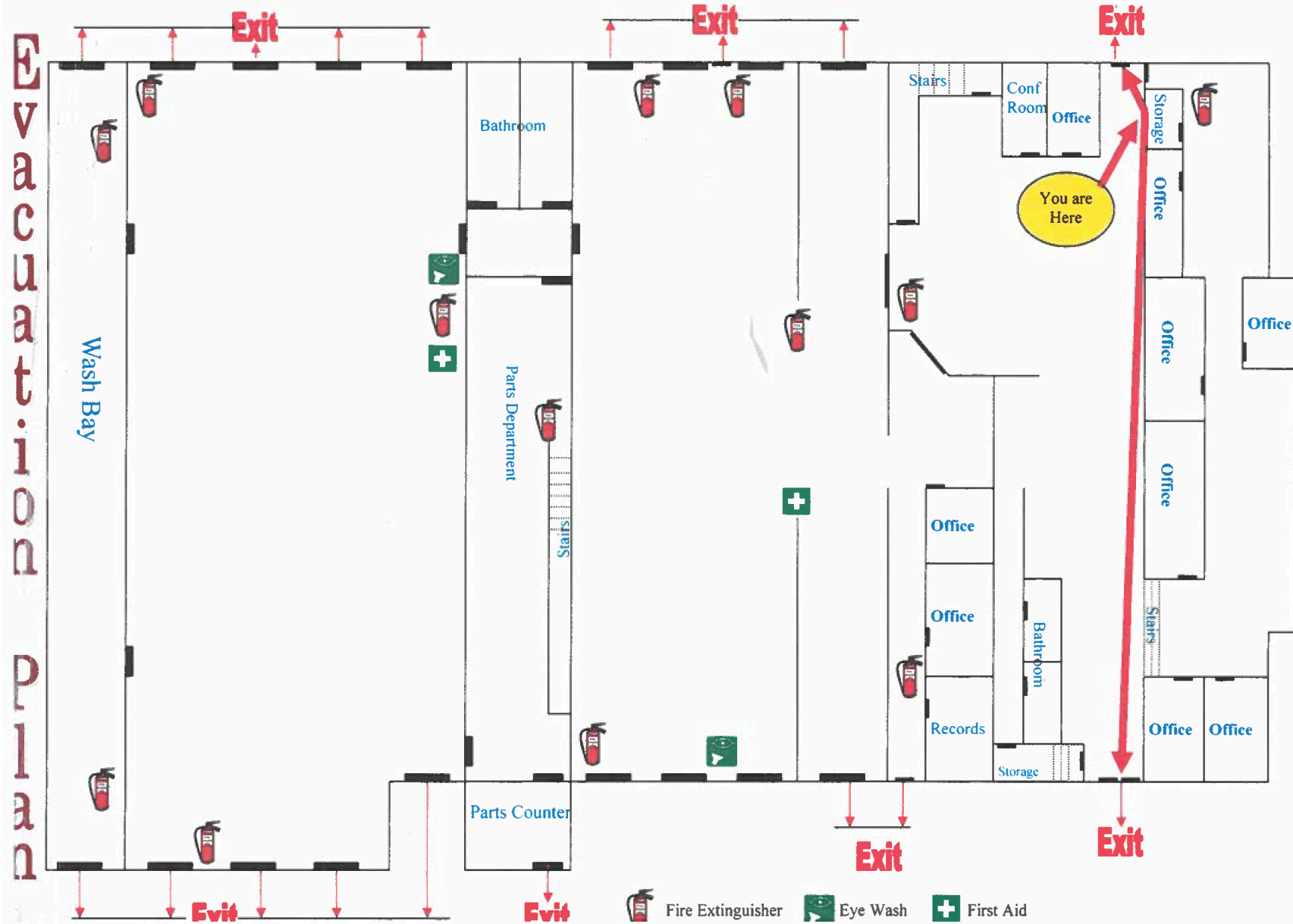
Property Details	
PROPERTY ADDRESS	501 W Stover Rd, Grandview, WA 98930
PROPERTY TYPE	Industrial Warehouse / Distribution
BUILDING SIZE	37,900 SF
SITE SIZE	6.75 Acres
YEAR BUILT	2000
CLEAR HEIGHT	±20 Feet
SHOWROOM/OFFICE SPACE	15,200 SF
LOADING	18 Grade-Level Doors
PARKING RATIO	±2.14/1,000 SF
ZONING	Commercial
IDEAL USES	Distribution, Manufacturing, Warehouse, Equipment Sales, Service Operations, Agricultural Logistics

Property Summary

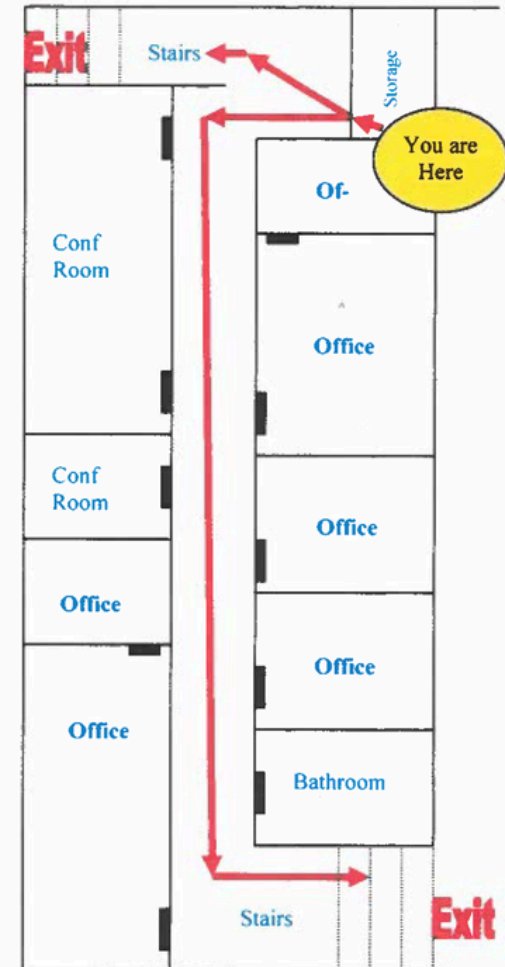
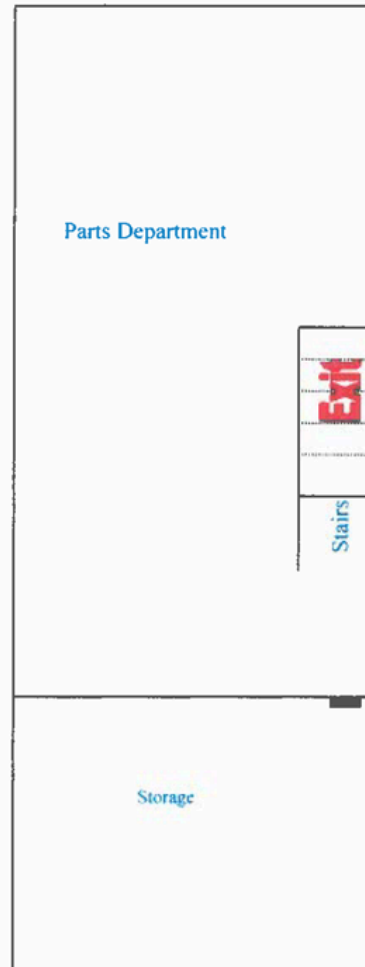
Property Details	
YEAR MAIN BUILDING BUILT	2000
SHOWROOM/OFFICES	15,200 sq. ft
PARTS AREA	1,860 sq. ft
SERVICE AREA	20,840 sq. ft
ACRES	6.75
BUILDINGS	37,900 sq. ft
UTILITIES	• Water: Well • Sewer: Public • Electricity: Public
FIRST BAY	• 78 long. 104 wide 18 tall • 8 - 16 roll up doors. Drive thru • 2 gas furnaces • Air compressor lines
SECOND BAY	• 78 long 100 wide 23 tall center 18 eves first bay • Other three bays 100 Long
20' PIT FOR OIL CHANGES	• Air compressor • Large heater in mezzanine • Reznor old oil tank for furnace • 8 - 16' doors • 3 ton crane • 60x19 service room • 2 restrooms one with a shower
WASH BAY	100x25 with 25 tall floor drain

Investment Highlights
±35,000 SF industrial warehouse and office facility
Approximately 6.75–6.94-acre site allowing outdoor storage and operational flexibility
Immediate access to Interstate 82 via Exit 73
Approximately 20-foot warehouse clear height
18 grade-level loading doors supporting efficient logistics operations
Approximately 10,000 SF of office and showroom space
Centrally positioned within Washington's premier agricultural production region
Strong demand from food processing, cold storage, trucking, equipment service, contractors, and regional distribution companies
Located in a lower operating-cost market than larger Pacific Northwest metropolitan areas
Excellent owner-user or investment opportunity with long-term industrial demand fundamentals

Location Highlights
Immediate access to Interstate 82
Central Yakima Valley location
Minutes from downtown Grandview
Convenient access to Yakima, Prosser, Sunnyside, and the Tri-Cities
Surrounded by major food processors and agricultural employers
Near Walmart Regional Food Distribution Center
Located within one of Washington's largest wine and agricultural production regions
Strong transportation connectivity throughout Central Washington
Business-friendly community supporting industrial growth and investment



Evacuation Plan



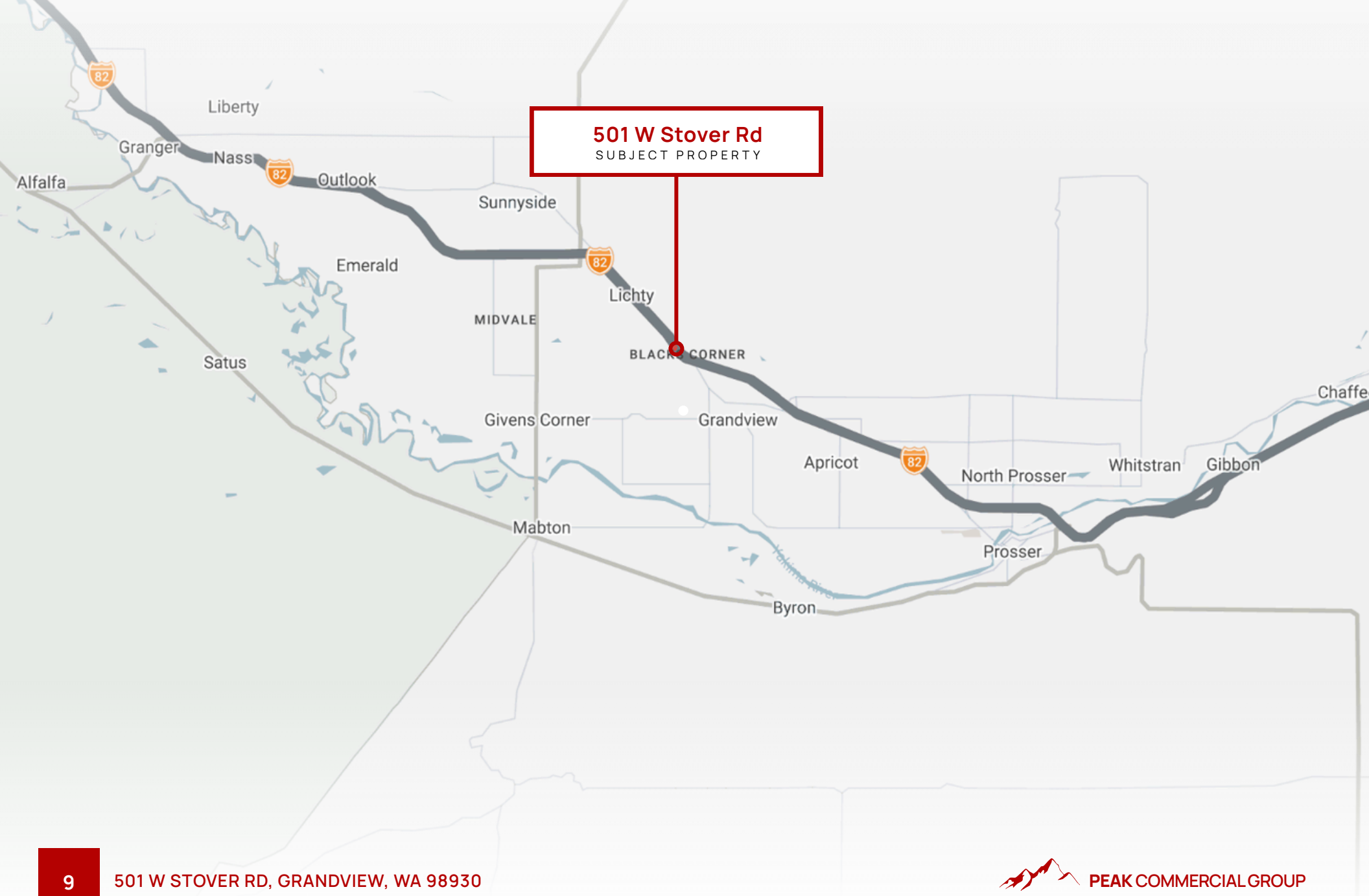
Second Floor



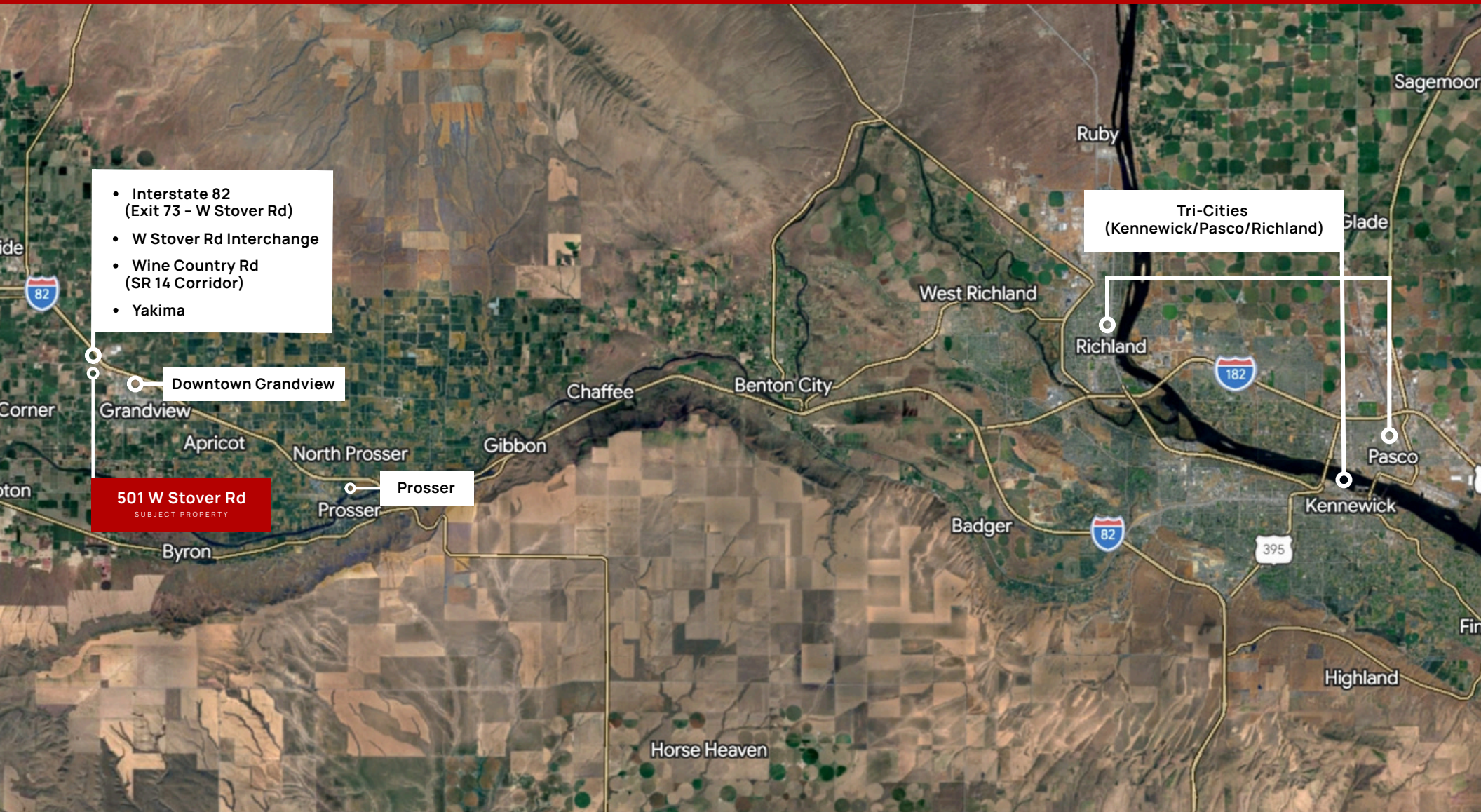




Location Overview



Traffic & Access Highlights



Points of Interest



Demographics

Demographic	2020		2025		2030	
Population	320		375		390	
Age 0–4	23	(7.19%)	26	(6.93%)	27	(6.92%)
Age 5–9	28	(8.75%)	28	(7.47%)	27	(6.92%)
Age 10–14	34	(10.63%)	34	(9.07%)	30	(7.69%)
Age 15–19	29	(9.06%)	36	(9.60%)	33	(8.46%)
Age 20–24	20	(6.25%)	30	(8.00%)	33	(8.46%)
Age 25–29	23	(7.19%)	27	(7.20%)	30	(7.69%)
Age 30–34	16	(5.00%)	24	(6.40%)	27	(6.92%)
Age 35–39	22	(6.88%)	24	(6.40%)	25	(6.41%)
Age 40–44	20	(6.25%)	23	(6.13%)	24	(6.15%)
Age 45–49	19	(5.94%)	21	(5.60%)	23	(5.90%)
Age 50–54	17	(5.31%)	20	(5.33%)	21	(5.38%)
Age 55–59	14	(4.38%)	17	(4.53%)	19	(4.87%)
Age 60–64	14	(4.38%)	15	(4.00%)	17	(4.36%)
Age 65–69	16	(5.00%)	14	(3.73%)	14	(3.59%)
Age 70–74	9	(2.81%)	13	(3.47%)	13	(3.33%)
Age 75–79	6	(1.88%)	9	(2.40%)	10	(2.56%)
Age 80–84	5	(1.56%)	6	(1.60%)	7	(1.79%)
Age 85+	5	(1.56%)	6	(1.60%)	8	(2.05%)

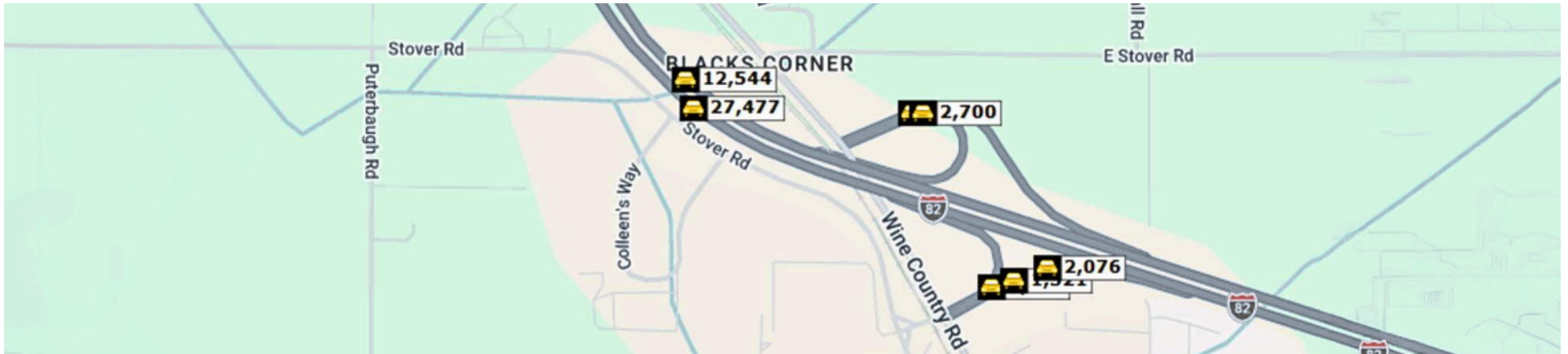
Demographics

Demographic	2020		2025		2030	
Age 15+	235	(73.44%)	285	(76.00%)	304	(77.95%)
Age 20+	206	(64.38%)	249	(66.40%)	271	(69.49%)
Age 65+	41	(12.81%)	48	(12.80%)	52	(13.33%)
Median Age	31		31		33	
Average Age	33.90		34.30		35.40	
Population by Race	320		375		390	
White	110	(34.38%)	108	(28.80%)	111	(28.46%)
Black	0	(0.00%)	0	(0.00%)	0	(0.00%)
American Indian & Alaskan	3	(0.94%)	2	(0.53%)	2	(0.51%)
Asian	0	(0.00%)	1	(0.27%)	1	(0.26%)
Hawaiian & Pacific Islander	0	(0.00%)	0	(0.00%)	0	(0.00%)
Other	207	(64.69%)	264	(70.40%)	275	(70.51%)
Population by Race (Hispanic)	246		298		310	
White	45	(18.29%)	42	(14.09%)	43	(13.87%)
Black	0	(0.00%)	0	(0.00%)	0	(0.00%)
American Indian & Alaskan	1	(0.41%)	1	(0.34%)	1	(0.32%)
Asian	0	(0.00%)	0	(0.00%)	0	(0.00%)
Hawaiian & Pacific Islander	0	(0.00%)	0	(0.00%)	0	(0.00%)
Other	199	(80.89%)	255	(85.57%)	266	(85.81%)

Demographics

Demographic	2020		2025		2030	
Households	88		102		104	
<\$25,000	13	(14.77%)	5	(4.90%)	5	(4.81%)
\$25,000–\$50,000	15	(17.05%)	20	(19.61%)	22	(21.15%)
\$50,000–\$75,000	41	(46.59%)	46	(45.10%)	44	(42.31%)
\$75,000–\$100,000	4	(4.55%)	2	(1.96%)	1	(0.96%)
\$100,000–\$125,000	4	(4.55%)	0	(0.00%)	0	(0.00%)
\$125,000–\$150,000	5	(5.68%)	7	(6.86%)	8	(7.69%)
\$150,000–\$200,000	3	(3.41%)	0	(0.00%)	0	(0.00%)
\$200,000+	3	(3.41%)	22	(21.57%)	24	(23.08%)
Average Household Income	\$70,506		\$113,799		\$117,524	
Median Household Income	\$60,577		\$60,714		\$59,999	

Traffic Count



#	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Property
1	I-82	W Wine Country Rd	0.24 SE	2018	12,544	MPSI	0.20
2	E Stover Rd	Yakima Valley Hwy	0.11 NE	2024	27,477	MPSI	0.23
3	I-82	Yakima Valley Hwy	0.10 SW	2019	1,400	AADT	0.49
4	I-82	Yakima Valley Hwy	0.11 SW	2019	2,700	AADT	0.50
5	Stover Rd	Wallace Way	0.13 W	2021	3,519	AADT	0.68
6	I-82	Lindsey Ln	0.11 E	2023	2,070	MPSI	0.68
7	Wallace Way	Stover Rd	0.16 W	2023	1,521	MPSI	0.70
8	I-82	Lindsey Ln	0.11 E	2024	2,076	MPSI	0.73

Market Overview

Grandview serves as an important industrial and agricultural hub within the Yakima Valley, supporting one of the nation's most productive food production and distribution economies. The local market is driven by fruit production, food processing, cold storage, warehousing, trucking, and regional logistics, creating sustained demand for functional industrial facilities. Immediate access to Interstate 82 enables efficient freight movement throughout Central Washington and the broader Pacific Northwest while providing lower operating costs than larger metropolitan markets. Supported by major regional employers, a young and active workforce, and continued investment in agricultural infrastructure, Grandview remains an attractive market for owner-users, industrial investors, manufacturers, and distribution operators seeking long-term stability and growth.

Key Market Insights

- **Agricultural & Food Processing Hub:** Grandview is anchored by fruit production, food processing, packing, cold storage, and agricultural manufacturing, generating consistent demand for industrial real estate.
- **Established Industrial Base:** Major employers including Welch's Foods, The J.M. Smucker Company, Cervantes Fruit, Kenyon Zero Storage, and Walmart's Regional Food Distribution Center reinforce the area's long-term industrial strength.
- **Strategic Transportation Access:** Immediate connectivity to Interstate 82 provides efficient freight access throughout Yakima Valley, the Tri-Cities, Seattle, Portland, and the broader Pacific Northwest.
- **Diverse Industrial Demand:** The market supports warehouse, distribution, trucking, contractor services, equipment sales, manufacturing, and cold-storage operations, reducing reliance on a single industry segment.
- **Business-Friendly Environment:** Grandview promotes economic development through programs that may include industrial revenue bonds, tax incentives, workforce training assistance, and site-development resources for qualifying projects.
- **Competitive Operating Costs:** Lower land, labor, and operating costs compared to larger Pacific Northwest metropolitan markets make Grandview an attractive location for industrial expansion and long-term investment.





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