

# 1351 E. 3rd Ave.

## For Lease

Kennewick, WA 99337



### OFFERING SUMMARY

Available SF: 9,420 SF

Lease Rate: \$6.00 SF/month (MG)

Lot Size: 2 Acres

Year Built: 1979

Building Size: 9,420 SF

### PROPERTY OVERVIEW

High bay warehouse space available 1st quarter 2020. Space has been home to Treasure Valley Coffee for many years. Two spaces available. One is 9,420 sf (last two doors at the end of the building) and one is 3,600 sf (middle of the building). Both spaces have about 800 sf of office and the remaining space is warehouse. Large truck doors on both sides of the larger space and one side of the smaller space. Price is \$6/sf gross with tenant paying utilities. A portion of the Laydown yard is also available.

### PROPERTY HIGHLIGHTS

- Two spaces available
- 3,600 sf and 9,420 sf
- Office plus warehouse
- Large roll up doors
- Lay down yard available

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

1351 E. 3rd Ave.

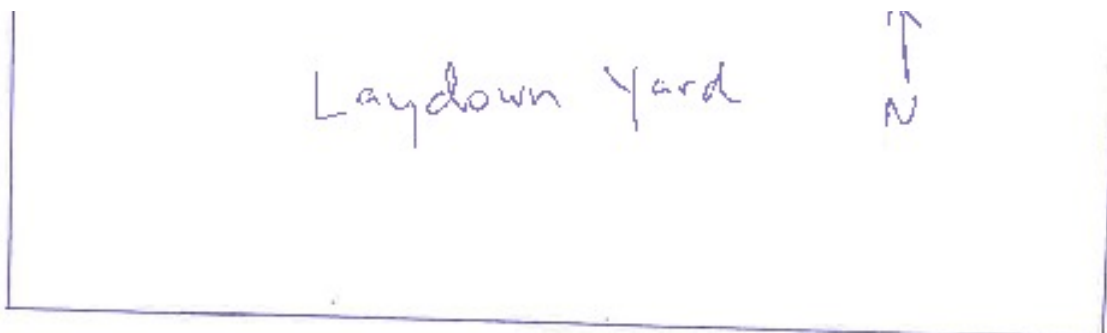
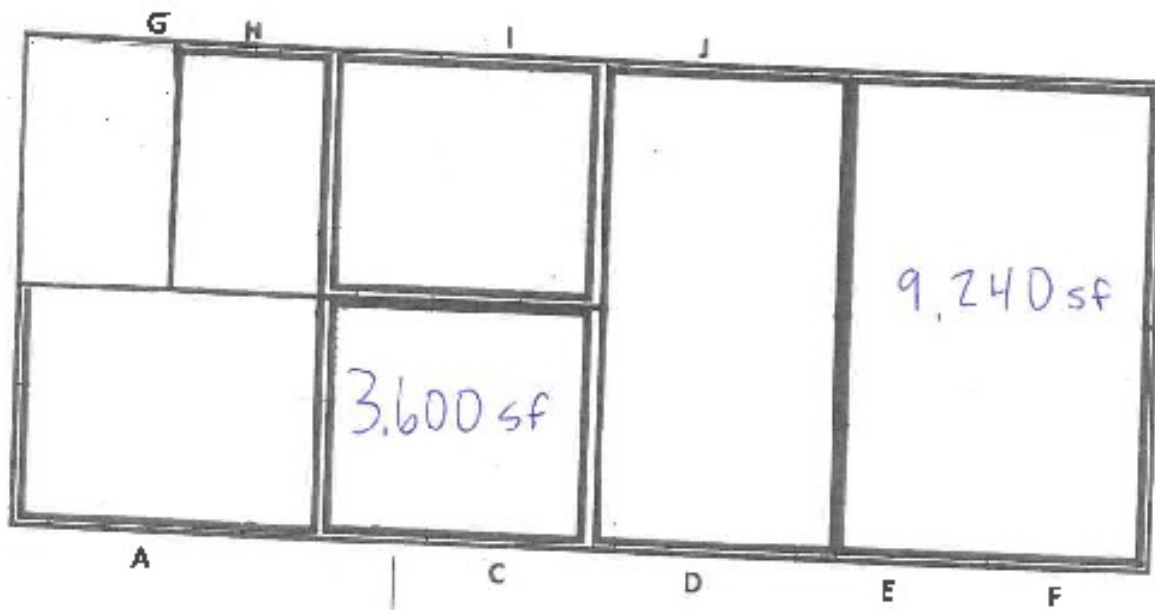


EXHIBIT A



1351 E 3rd, Kennewick, WA

280' x 120'

3rd

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