

PROPERTY SUMMARY



LEASE RATE	\$7,800.00 PER MONTH
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OFFERING SUMMARY

BUILDING SIZE:	7,800 SF
LOT SIZE:	0.64 Acres
ZONING:	Light Industrial
MARKET:	Kennewick - Pasco - Richland
APN:	127083013090002

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WA #17790

PROPERTY OVERVIEW

Hard to find Industrial Warehouse Space. Vantage Highway Frontage, fenced yard, over head doors and dock height. Front building has 960 of finished office space with kitchen area. Both buildings are fully heated and cooled.

This offering is for both buildings. Each building can be leased individually as well: back building for \$5000/month and front building for \$3500/month. Gross rates, tenants pay all utilities.

LOCATION OVERVIEW

Excellent location in the Horn Rapids Business Park with frontage along the Vantage Highway.

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,263	22,868	65,834
TOTAL POPULATION	2,973	59,258	174,138
AVERAGE HH INCOME	\$81,337	\$92,635	\$92,006



Google

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