

**LEASE**

# Horn Rapids Industrial Park Warehouse

**2746 KINGSGATE WAY**

Richland, WA 99354

**PRESENTED BY:**

**SCOTT HOWELL**

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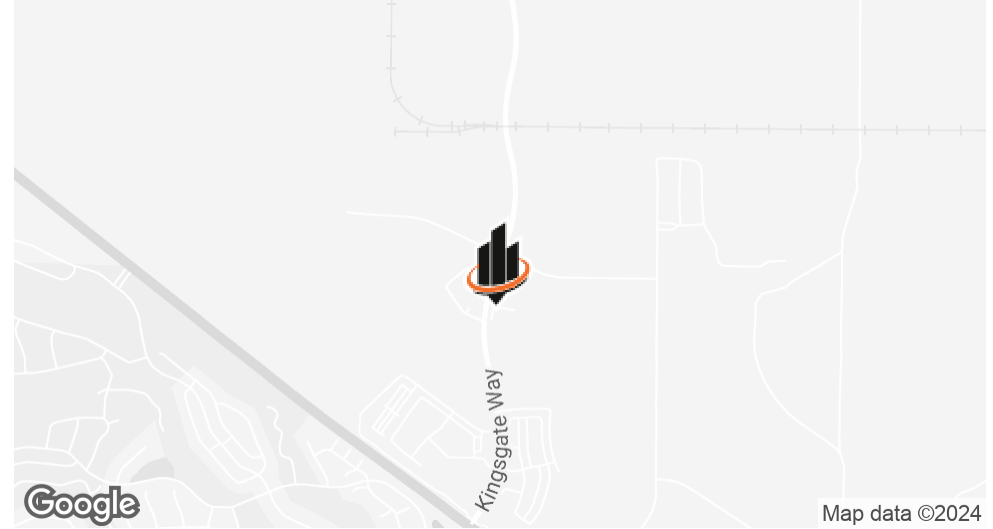
**JAMES WADE**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$12.00 SF/yr (NNN)
<b>AVAILABLE SF:</b>	8,191 SF
<b>LOT SIZE:</b>	1.69 Acres
<b>BUILDING SIZE:</b>	8,191 SF

## PROPERTY DESCRIPTION

Hard to find large fenced in lay down yard with electronic gate. Completed in 2017 this property is in top condition with quality offices, 2 kitchen spaces, conference room, and 4 bay warehouse. 3 Phase power, and a security system in place. 4,660 sqft of warehouse and 3,531 sqft of office. Please do not disturb current Tenant. Space available February 1, 2025. Please call LA for showing instructions.

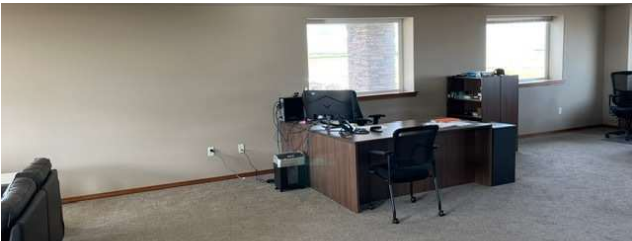
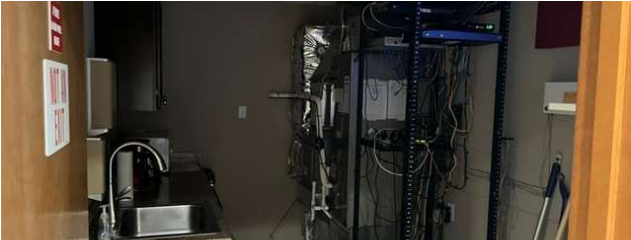
## PROPERTY HIGHLIGHTS

- Large Fenced Gravel Lay Down Yard
- Class A Office Space
- Pristine Warehouse with 4 bays
- NNN's \$2.27

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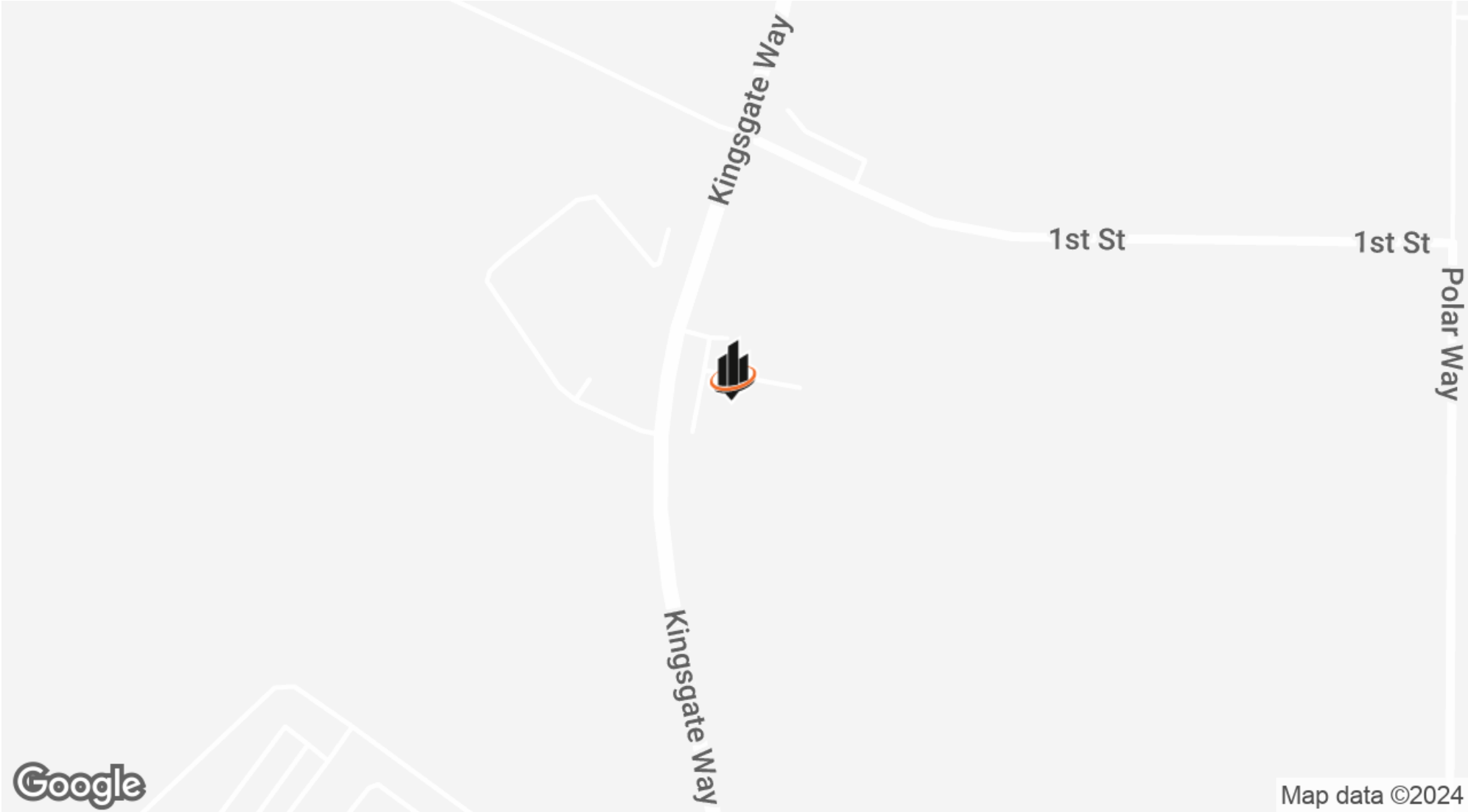
**ADDITIONAL PHOTOS**



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**LOCATION MAP**



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

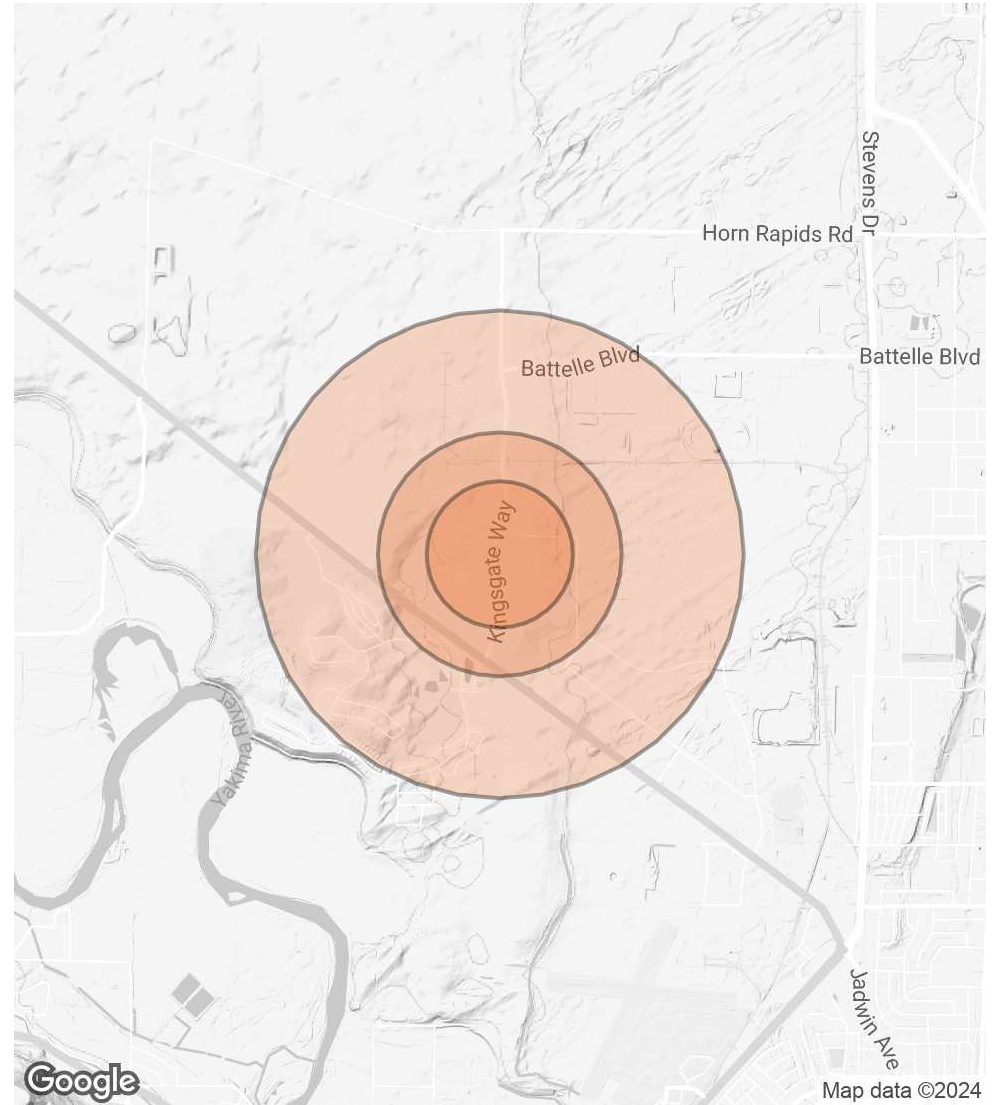
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	87	287	1,846
AVERAGE AGE	47	47	46
AVERAGE AGE (MALE)	47	47	46
AVERAGE AGE (FEMALE)	47	47	47

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	38	123	745
# OF PERSONS PER HH	2.3	2.3	2.5
AVERAGE HH INCOME	\$190,587	\$187,200	\$179,914
AVERAGE HOUSE VALUE	\$409,136	\$448,227	\$532,326

Demographics data derived from AlphaMap



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