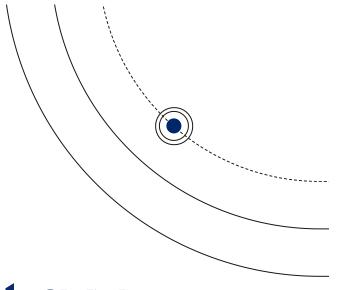


Table of Contents



3	PROPERTY INFORMATION		11	DEMOGRAPHICS	
	Property Summary	4		Demographics Map & Report	12
	Property Description	5		1 Mile InfoGraphics	13
	Additional Photos	6		3 Mile InfoGraphics	14
				5 Mile InfoGraphics	15
7	LOCATION INFORMATION			Area Analytics	16
				Disclaimer	17
	Regional Map	8			
	Location Map	9			

10

Aerial Map





PROPERTY SUMMARY





VIDEO

OFFERING SUMMARY

LEASE RATE:	\$9,000.00 per month (NNN)
AVAILABLE SF:	8,000 SF
LOT SIZE:	3.74 Acres
NNN:	\$2,000 per month

PROPERTY DESCRIPTION

Experience the epitome of modern industrial flexibility at this prime property on W. Brinkley Road, Kennewick, WA. Boasting a spacious warehouse floor with high ceilings, overhead doors, heated and cooled warehouse, and ample yard space, the property offers unparalleled convenience for Industrial/Warehouse facilities. The expansive office space provides a professional setting for administrative operations, complemented by well-appointed break areas and conference rooms. Carved for efficiency, the property features energy-efficient lighting, climate control, and robust security systems, ensuring a secure and comfortable environment. With its strategic location and customizable layout, this property presents an exceptional opportunity for businesses seeking a premier industrial lease in Kennewick.

PROPERTY DESCRIPTION



ZONING

The property is zoned INDUSTRIAL, LIGH (IL), which is defined in the city of Kennewick Municipal Code, Chapter 18.03.040 as:

IL - The purpose of the IL district is to provide areas for less intensive manufacturing and industrial uses, warehousing, and distribution operations to serve the district.

LOCATION DESCRIPTION

This building sits in the Industrial area of Southridge just off the confluence of Highway 395 and Interstate 82. This area is easily accessible from all parts of the market as well as traffic coming into and out of the area via the highways.

Situated at the confluence of the Columbia, Snake, and Yakima Rivers in Southeastern Washington, the Tri-Cities represent the Kennewick-Pasco-Richland Metropolitan Statistical Area in Benton and Franklin counties.

Kennewick, Pasco, Richland, and West Richland make up the Tri-Cities. Then why "Tri" when there are four? The short answer is that West Richland grew large enough to deserve recognition, but the area had already been branded as the "Tri-Cities." So think of Tri-Cities as a label for the fastest growing metropolitan area in Washington State.

The Tri-Cities is centrally located and linked to the major population centers of the Pacific Northwest by Interstate Highways 82, 84, and 90. Seattle and Portland are 3 ½ hours by car. The BNSF and Union Pacific Railroads have a major presence in the Tri-Cities and the Columbia River connects the region with the Port of Portland. The Tri-Cities Airport (PSC) offers direct daily flights to Seattle, Portland, San Francisco, Denver, Salt Lake City, and Minneapolis.

ADDITIONAL PHOTOS











REGIONAL MAP



LOCATION MAP



AERIAL MAP



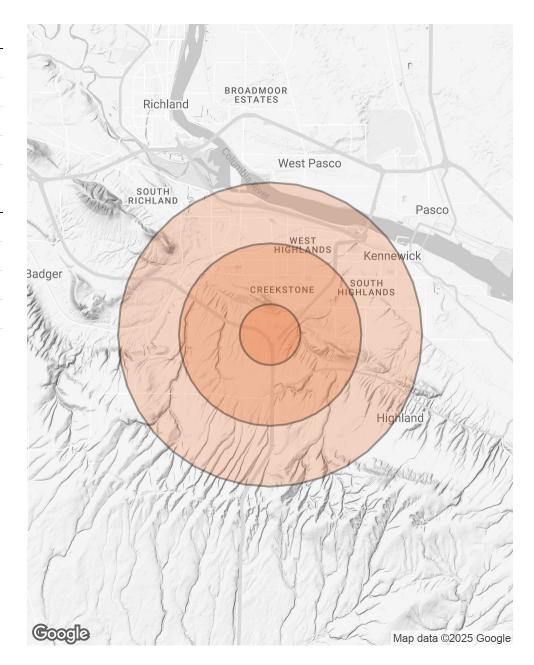


DEMOGRAPHICS MAP & REPORT

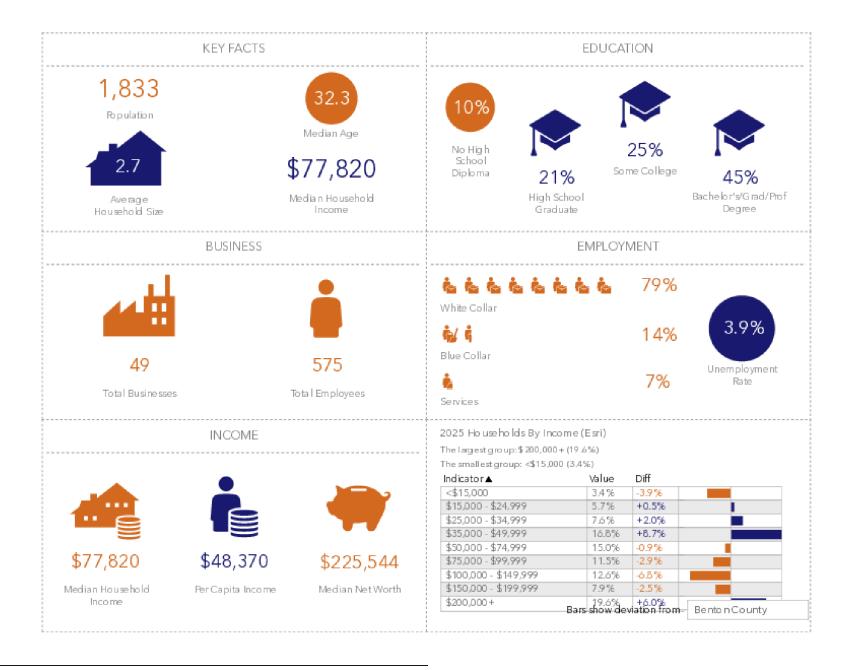
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,293	31,891	94,357
AVERAGE AGE	35.0	38.8	37.2
AVERAGE AGE (MALE)	34.5	36.5	35.8
AVERAGE AGE (FEMALE)	35.7	40.8	38.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	491	12,616	37,166
# OF PERSONS PER HH	2.6	2.5	2.5
AVERAGE HH INCOME	\$115,880	\$92,385	\$81,373
AVERAGE HOUSE VALUE	\$379,921	\$270,055	\$238,809

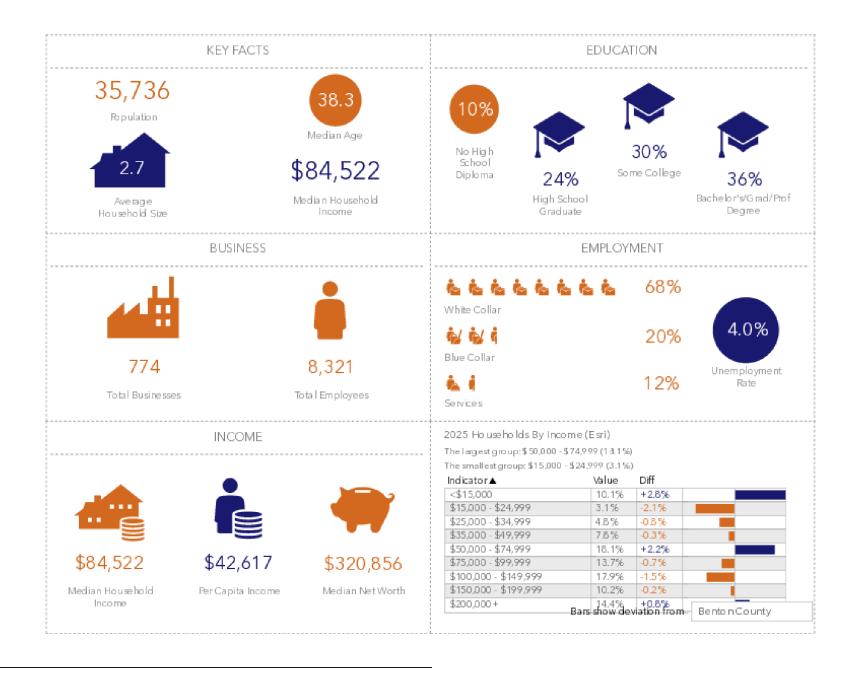
2020 American Community Survey (ACS)



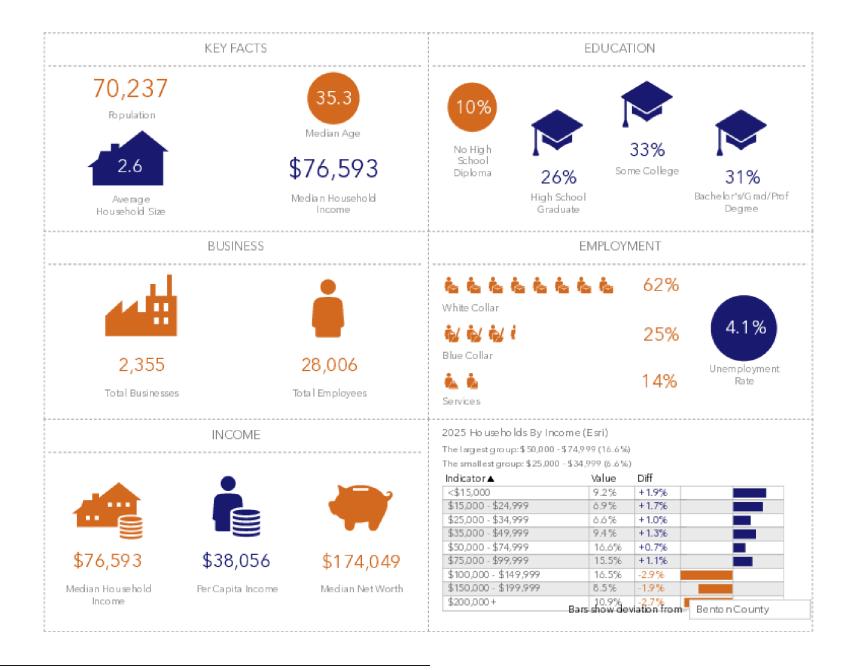
1 MILE INFOGRAPHICS



3 MILE INFOGRAPHICS



5 MILE INFOGRAPHICS

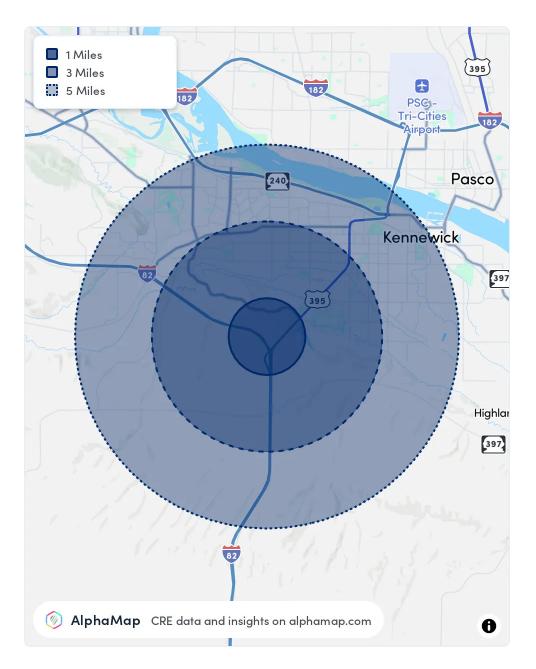


AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,178	36,084	109,000
AVERAGE AGE	34	39	38
AVERAGE AGE (MALE)	33	38	37
AVERAGE AGE (FEMALE)	35	40	39

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	848	13,320	40,179
PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$113,278	\$115,959	\$110,477
AVERAGE HOUSE VALUE	\$531,899	\$435,771	\$410,149
PER CAPITA INCOME	\$43,568	\$42,947	\$40,917

Map and demographics data derived from AlphaMap



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.