



Offering Memorandum

West Richland Office/Shop And Yard Complex

6095 WEST VAN GIESEN STREET, WEST RICHLAND, WA 99353

PRESENTED BY:

ROB ELLSWORTH, CCIM

O: 509.430.2378

rob.ellsworth@svn.com

WA #17790

TABLE OF CONTENTS

PROPERTY INFORMATION	3
Property Summary	4
Property Highlights	5
Property Photos	6
LOCATION INFORMATION	7
Location Description	8
Regional Map	9
Aerial Map	10
DEMOGRAPHICS	11
Demographics Map & Report	12
Disclaimer	13





Property Information

PROPERTY SUMMARY

WEST RICHLAND OFFICE/SHOP AND YARD COMPLEX

6095 WEST VAN GIESEN STREET
WEST RICHLAND, WA 99353

OFFERING SUMMARY

SALE PRICE:	\$1,550,000
BUILDING SIZE:	10,618 SF
LOT SIZE:	5.14 Acres
PRICE / SF:	\$145.98

PROPERTY SUMMARY

This versatile property offers an ideal combination of office space, warehouse facilities, and secured yard area, providing flexibility for a wide range of business operations with room for future expansion. Each warehouse building is equipped with overhead doors and plumbing, making the spaces functional for storage, manufacturing, service, or distribution uses. The property also includes a 26' x 30' covered storage area for additional equipment or material storage.

The office building is well appointed with three private offices, a spacious reception area, and an oversized conference room, creating a professional environment for administrative operations and client meetings. Together, the improvements provide an excellent opportunity for businesses seeking a property that can support both office and operational needs on one site.

The city of West Richland is in the process of rezoning the site to C-LI.



PROPERTY HIGHLIGHTS

- 5.14 Acre Site
- Fenced and Secured
- 2,520 SF Office Building
- 2 Shop/Warehouses both with Plumbing
- 26x30 Covered Storage/Parking



**STAND ALONE
OFFICE**



TWO WAREHOUSES



5.14 ACRE SITE

PROPERTY PHOTOS





Location Information

LOCATION DESCRIPTION

Strategically located along Van Giesen Street, this property offers outstanding access to Belmont Boulevard, Keene Road, Bombing Range Road, and the Highway 240 Bypass. Its central location provides efficient connectivity throughout the Tri-Cities and the surrounding region, making it an excellent choice for businesses requiring convenient access in every direction. With prominent frontage along Van Giesen, the property also delivers exceptional visibility and exposure on one of West Richland's primary commercial corridors.

West Richland Washington is a growing community located in the Tri-Cities region of southeastern Washington. Nestled between the Yakima River and the renowned Red Mountain wine region, West Richland offers a quieter, small-town atmosphere while remaining just minutes from the employment centers and amenities of Richland, Kennewick, and Pasco.

With steady residential growth, expanding local businesses, and its close proximity to major employers in the Tri-Cities, West Richland offers an appealing blend of small-town living, outdoor lifestyle, and regional connectivity.



REGIONAL MAP



AERIAL MAP



Demographics

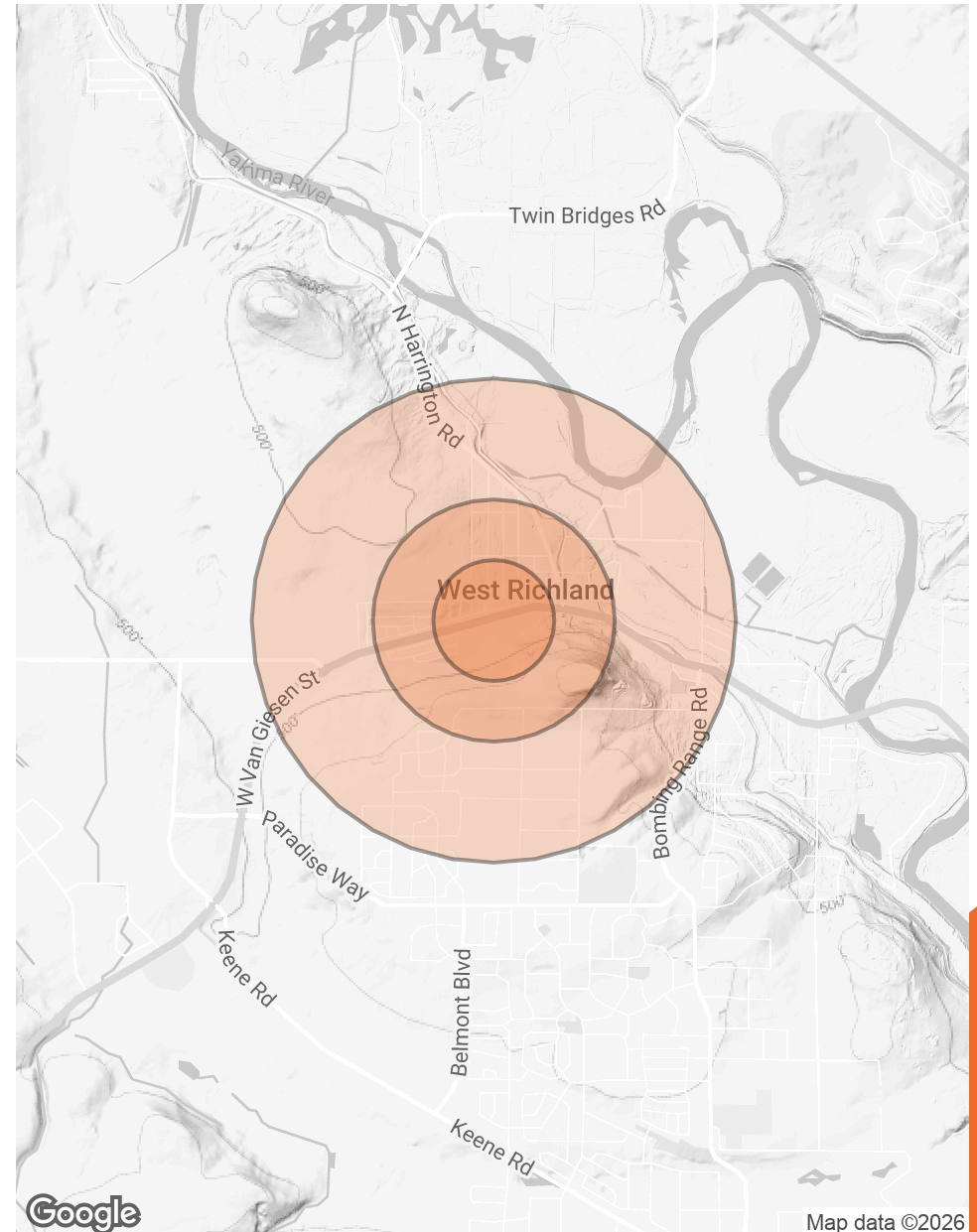


DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	216	864	3,273
AVERAGE AGE	35	35.2	35.6
AVERAGE AGE (MALE)	34	34.4	35.1
AVERAGE AGE (FEMALE)	36.3	36.2	36.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	65	270	1,076
# OF PERSONS PER HH	3.3	3.2	3
AVERAGE HH INCOME	\$153,225	\$149,397	\$144,199
AVERAGE HOUSE VALUE	\$439,174	\$436,087	\$428,650

2023 American Community Survey (ACS)





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.