

## OFFERING MEMORANDUM

# Horn Rapids Industrial Building

**2504 MANUFACTURING LANE**

Richland, WA 99354

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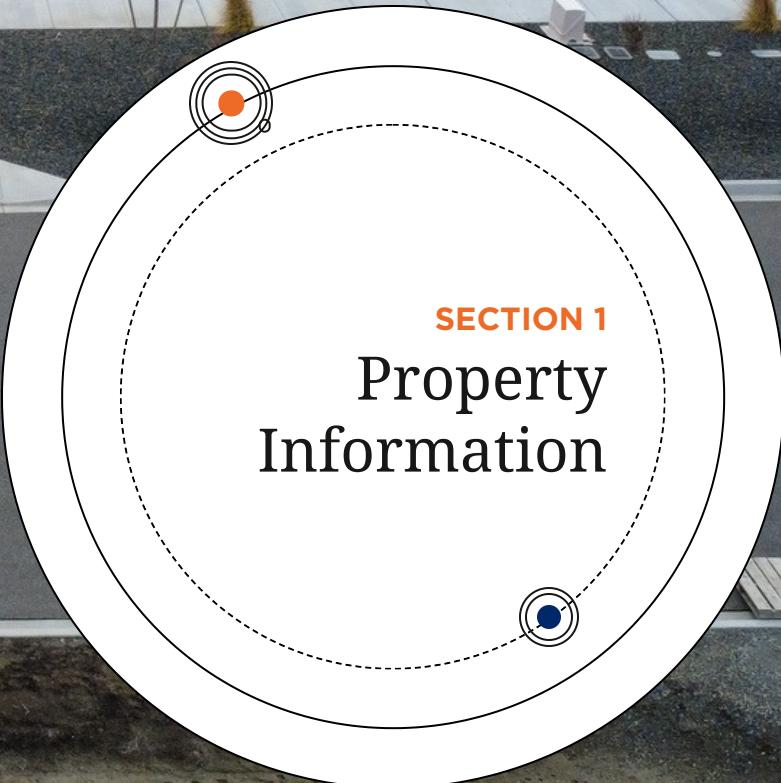
### PRESENTED BY:

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WA #17790



**SECTION 1**  
**Property**  
**Information**

## PROPERTY SUMMARY



### VIDEO

### OFFERING SUMMARY

LEASE RATE:	\$9,500.00 SF/yr (NNN)
AVAILABLE SF:	8,000 SF
LOT SIZE:	1.03 Acres
BUILDING SIZE:	12,000 SF
NNN:	\$925 MO.

### PROPERTY DESCRIPTION

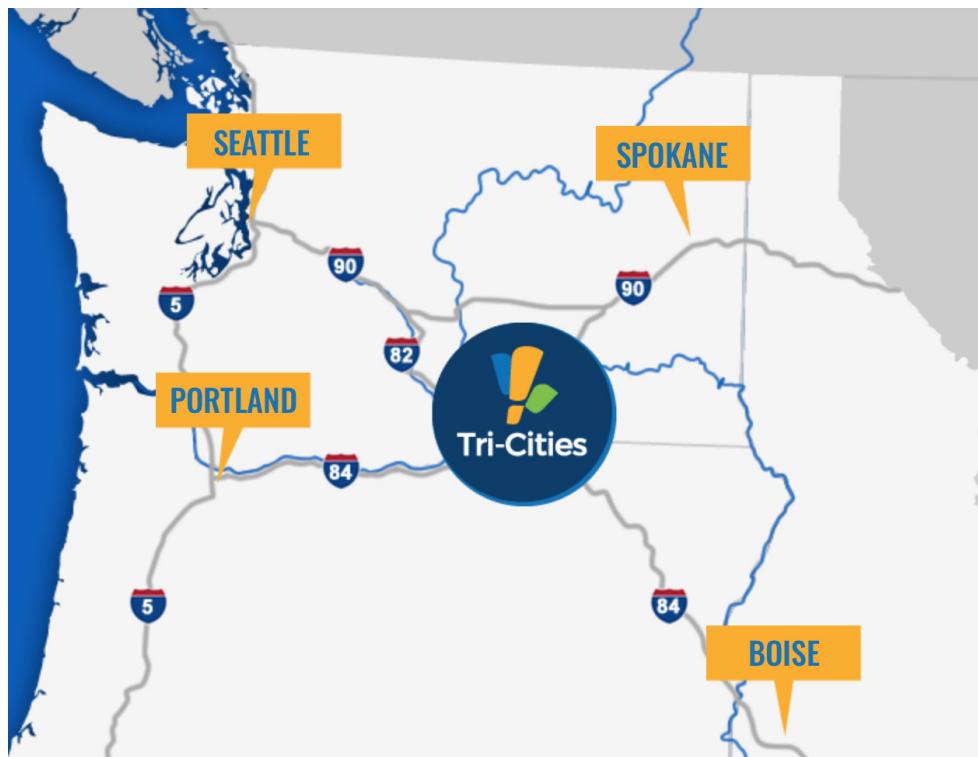
This 8,000 sf suite features 4 high bay overhead doors, 16' eave height, fully heated and cooled shop and two sections of finished office space. The middle office is 570 sf with 2 restrooms, one accessible from the shop, the north office area feature a 330 sf office, 2 restrooms and a 400 sf break room/meeting space.

The suite is completely move in ready.

### PROPERTY HIGHLIGHTS

- 8,000 sf
- 1,470 sf Finished Office
- Fully Heated and Cooled Shop
- 4 High Bay Doors
- 16' Eaves

## PROPERTY DESCRIPTION



## ZONING

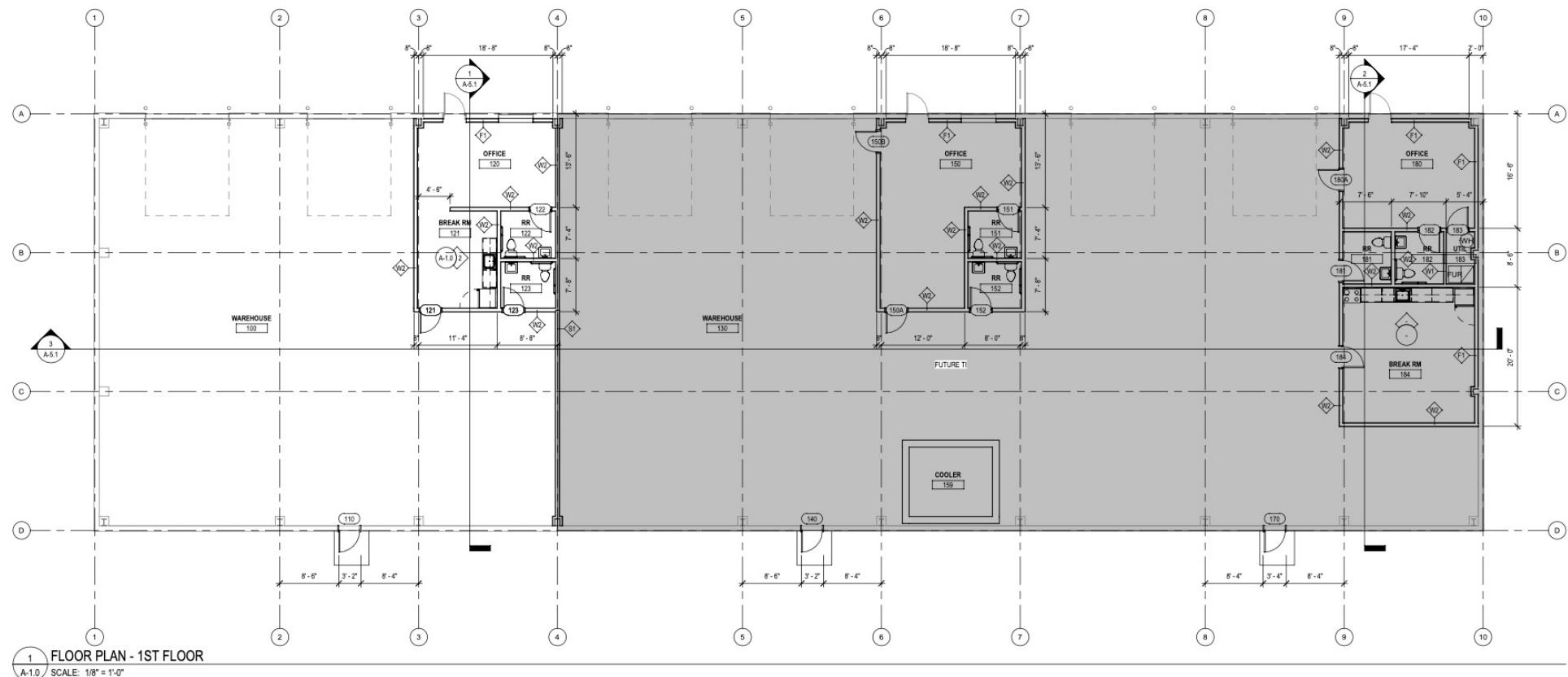
The property is zoned Medium Industrial Use District (I-M), which is defined in the city of Richland Municipal Code, Chapter 23.26.010 as:

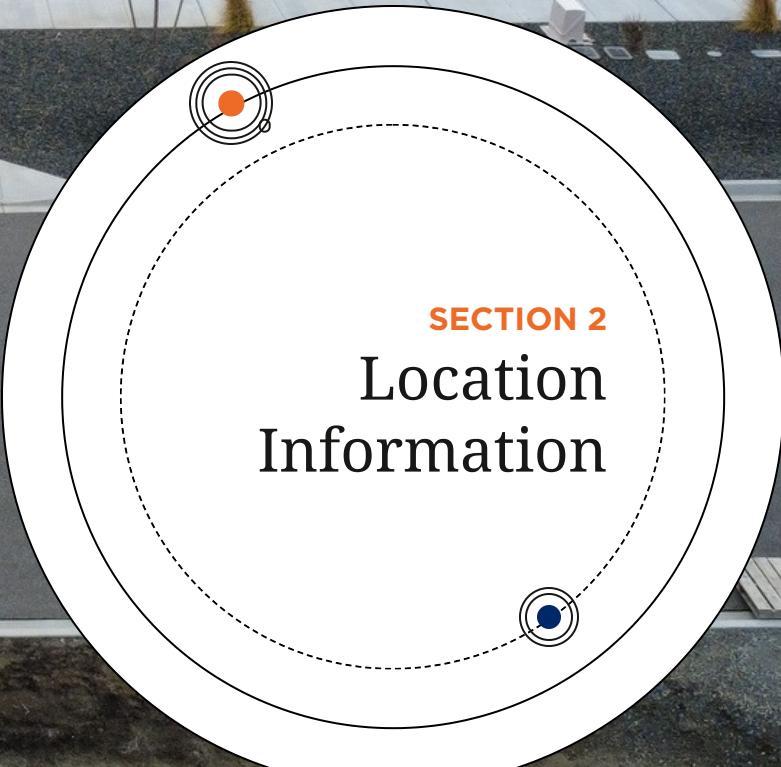
The medium industrial use district (I-M) is a zone providing for limited manufacturing, assembly, warehousing and distribution operations and retail and wholesale sales of products manufactured on the premises or products allied thereto; and administrative and research and development facilities for science-related activities and commercial uses that are supportive and compatible with other uses allowed in the district. Regulations are intended to prevent frictions between uses within the district, and also to protect nearby residential districts. This zoning classification is intended to be applied to some portions of the city that are designated industrial under the city of Richland comprehensive plan.

## LOCATION DESCRIPTION

Sitting in the Horn Rapids Industrial Park section of Richland, this building sits on a corner lot and has quick access to the Vantage Highway, Hanford as well as the Kingsgate Ave corridor.

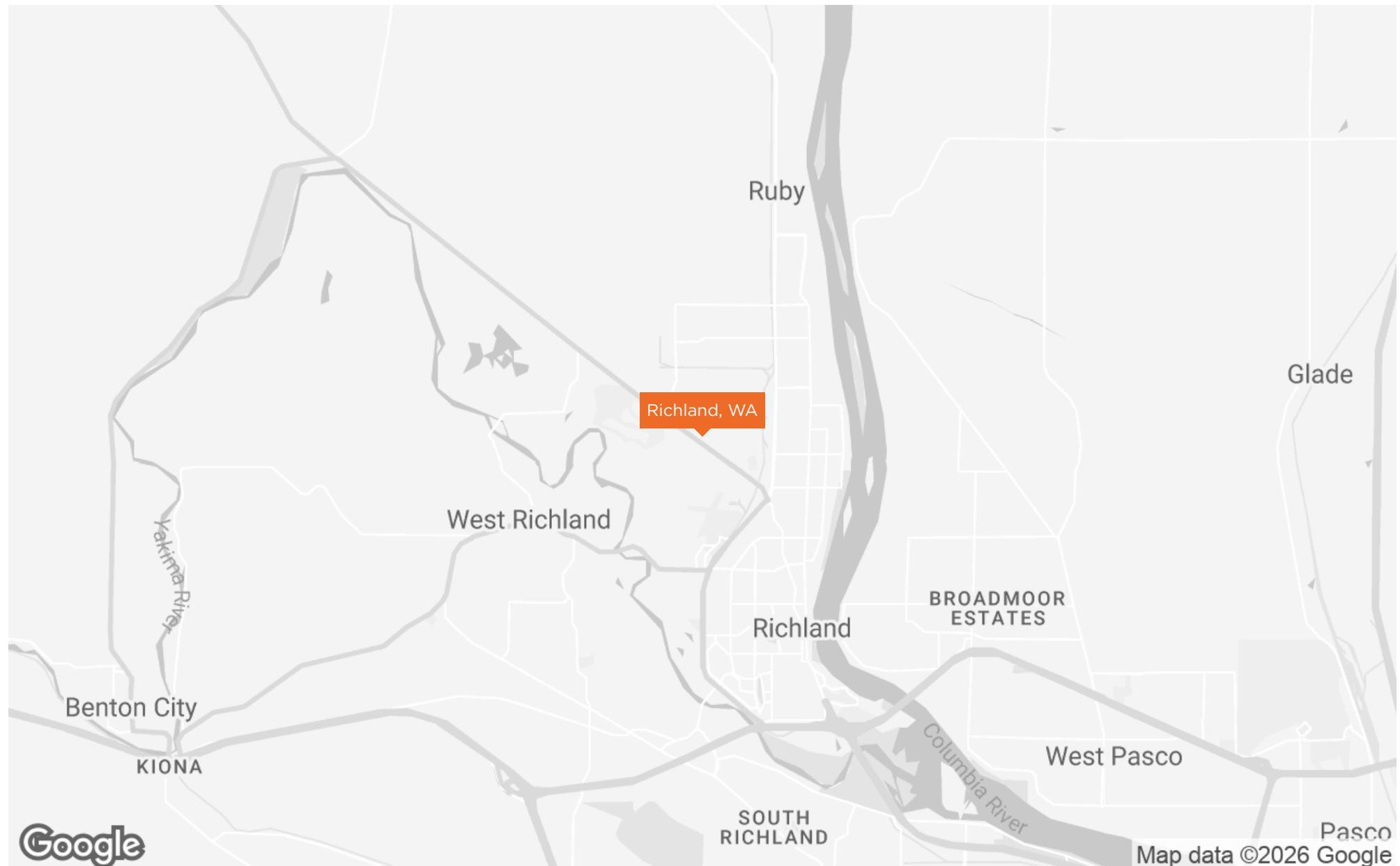
## ADDITIONAL PHOTOS



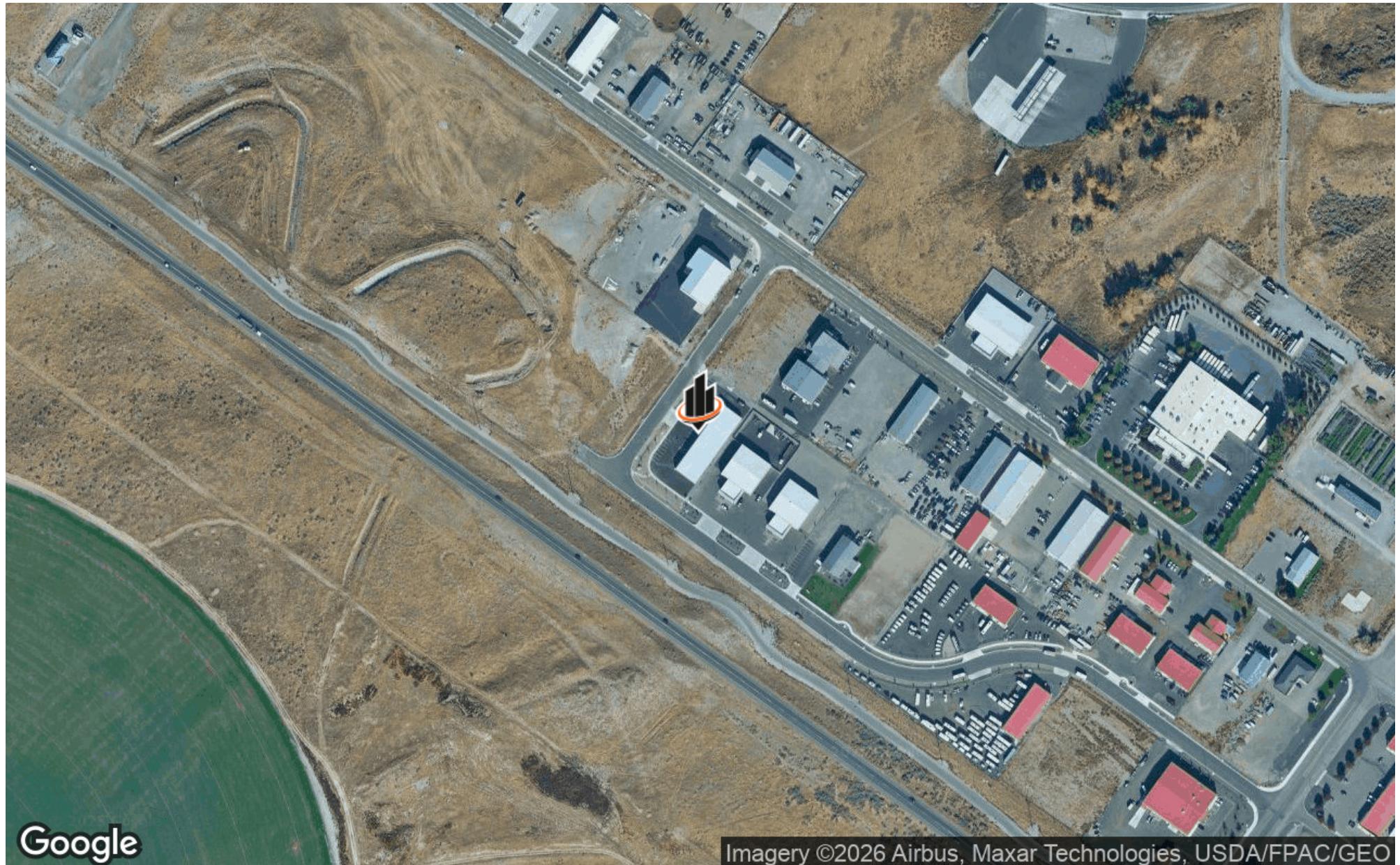


**SECTION 2**  
**Location  
Information**

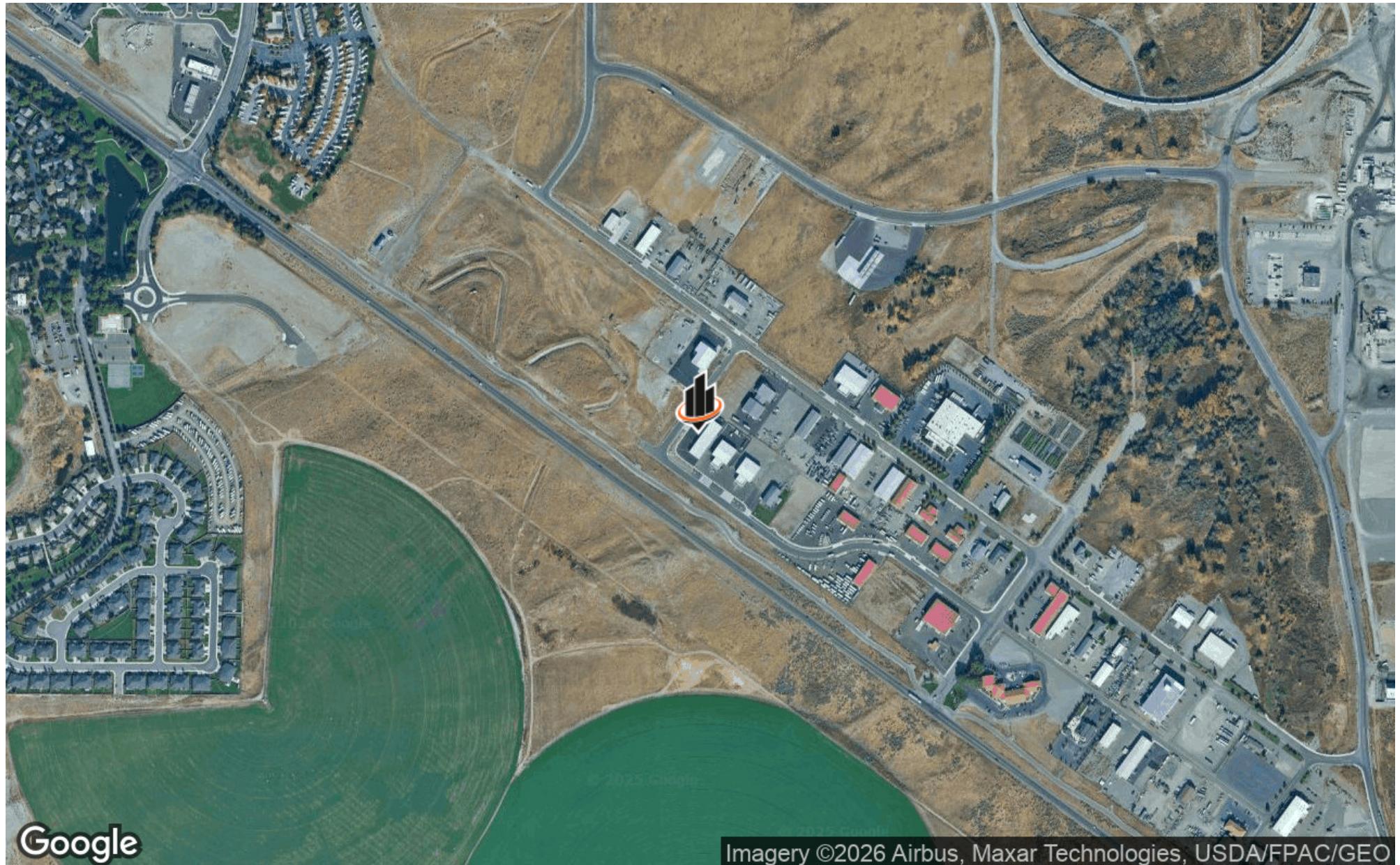
## REGIONAL MAP



## LOCATION MAP

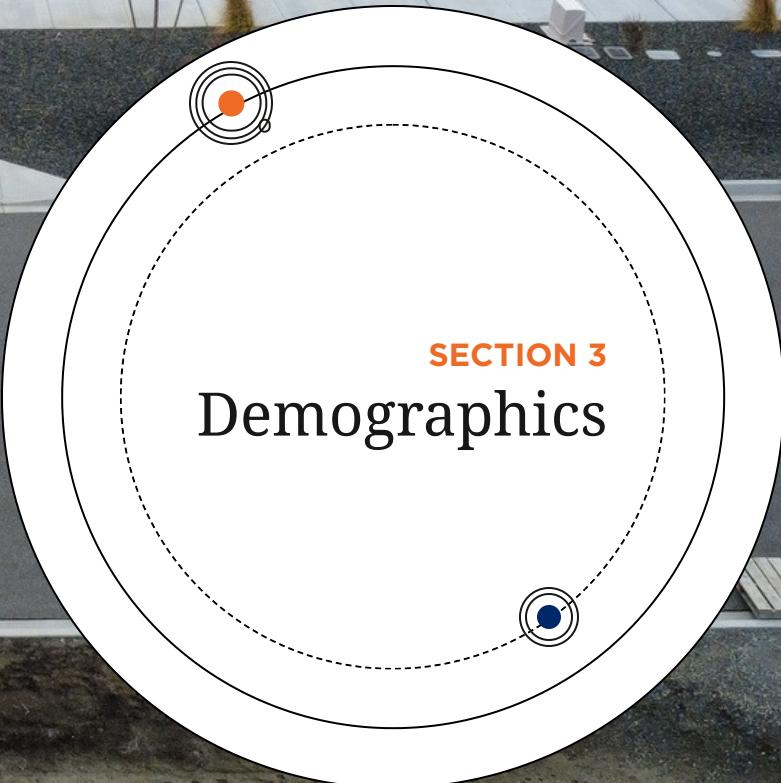
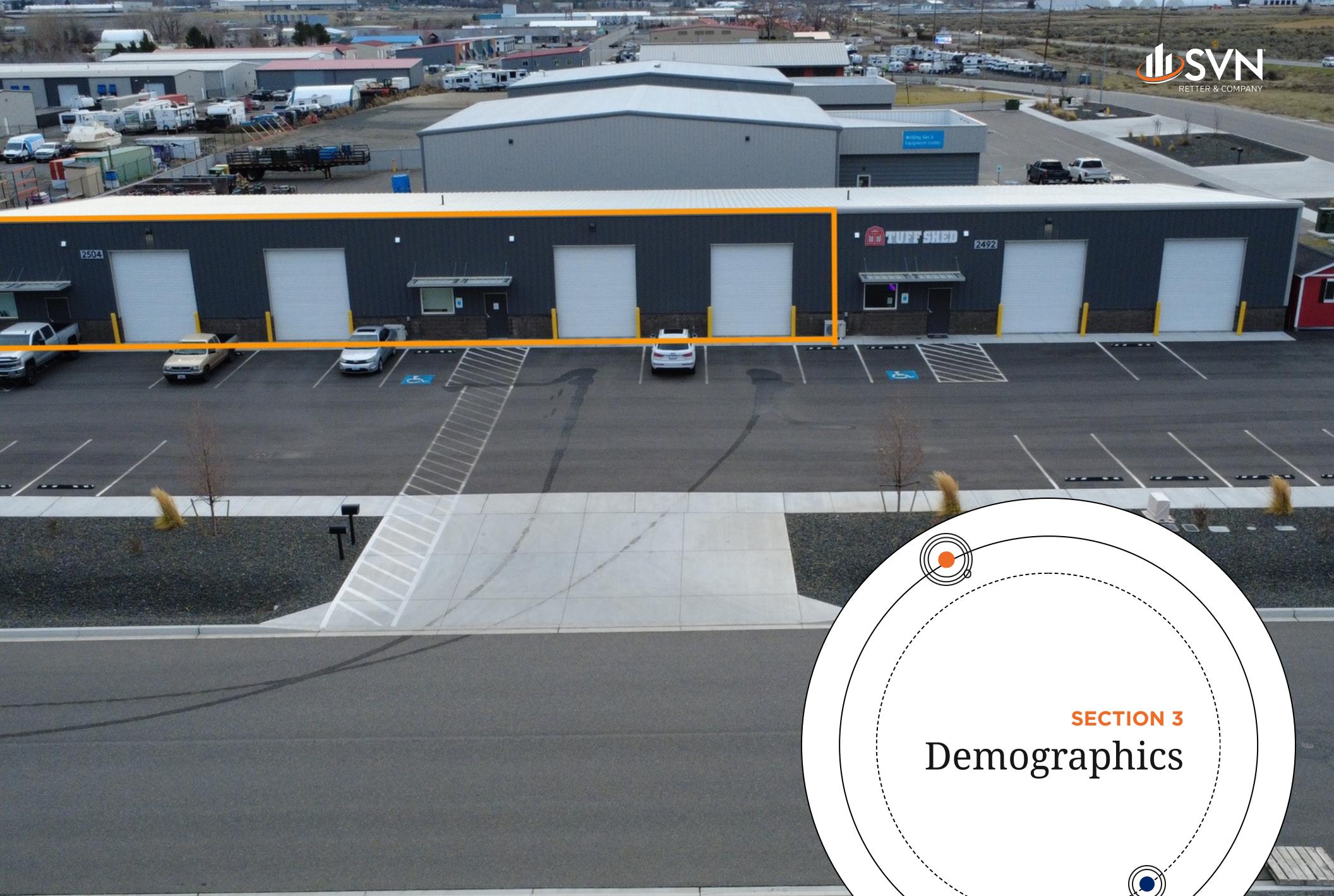


## AERIAL MAP



Google

Imagery ©2026 Airbus, Maxar Technologies, USDA/FPAC/GEO

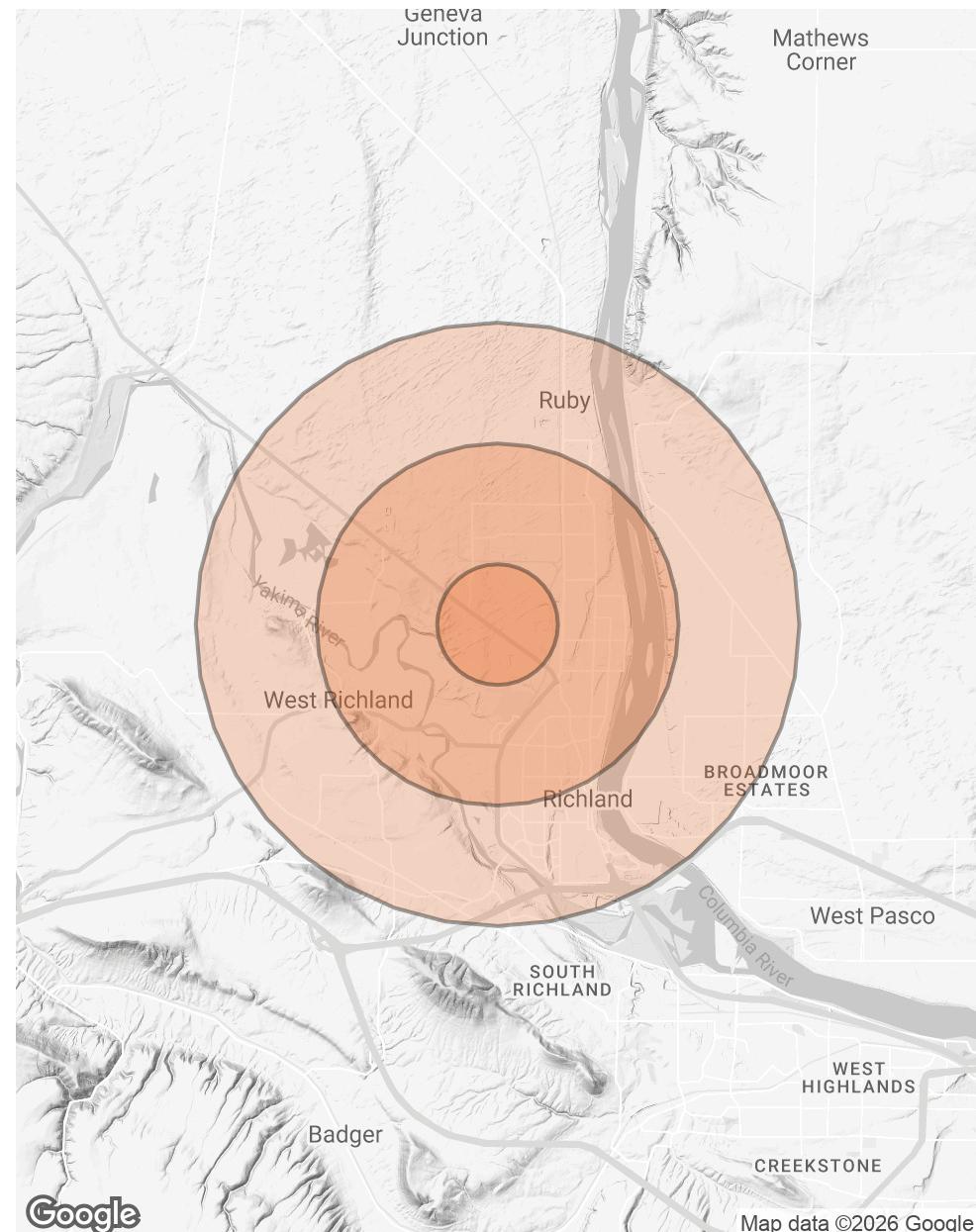


**SECTION 3**  
**Demographics**

## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	1,474	30,327	63,157
<b>AVERAGE AGE</b>	47	40	39
<b>AVERAGE AGE (MALE)</b>	46	39	38
<b>AVERAGE AGE (FEMALE)</b>	47	41	39
<b>HOUSEHOLDS &amp; INCOME</b>			
	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	613	12,188	24,088
<b># OF PERSONS PER HH</b>	2.4	2.5	2.6
<b>AVERAGE HH INCOME</b>	\$183,609	\$110,931	\$127,940
<b>AVERAGE HOUSE VALUE</b>	\$489,677	\$385,185	\$436,536

Demographics data derived from AlphaMap

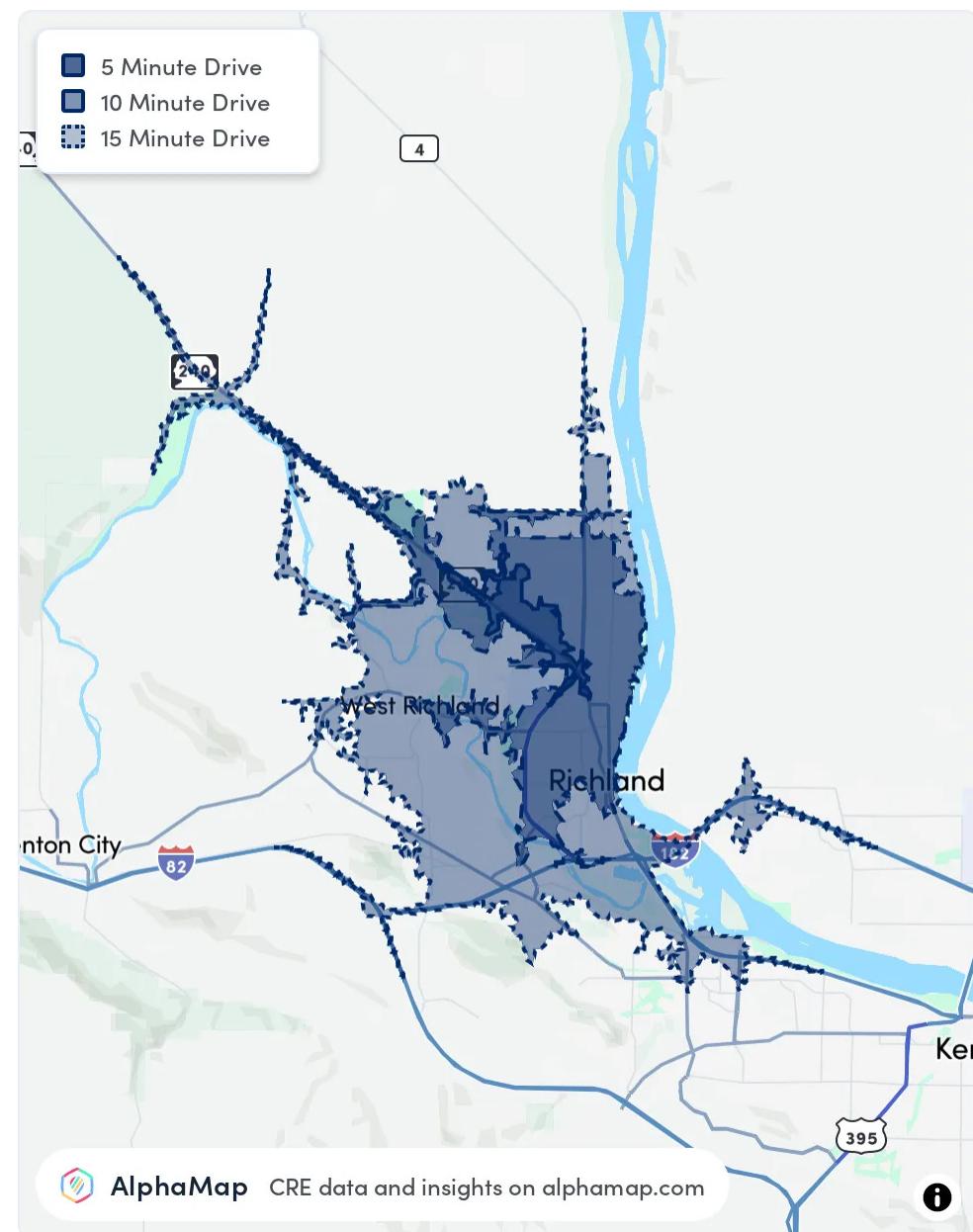


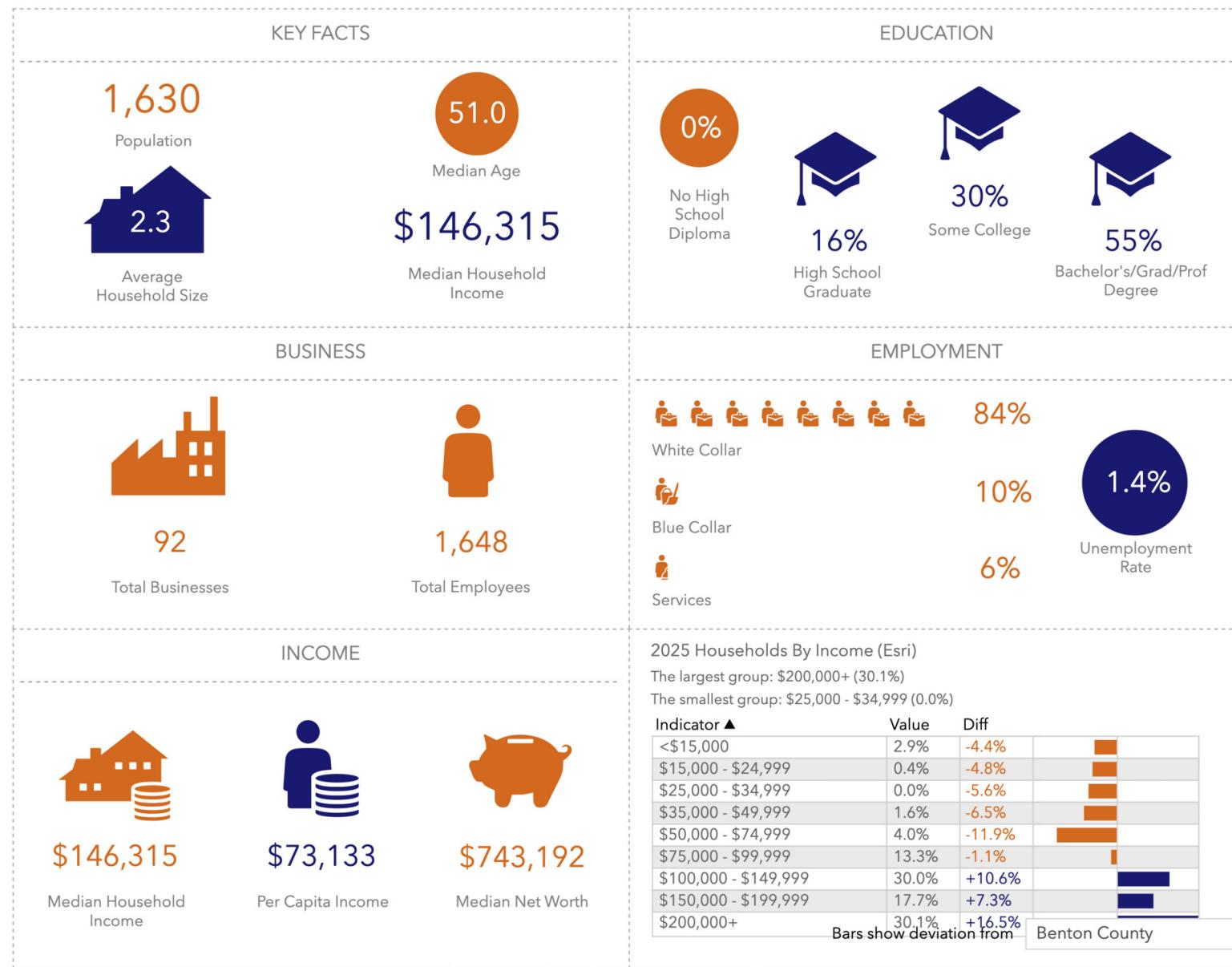
## AREA ANALYTICS

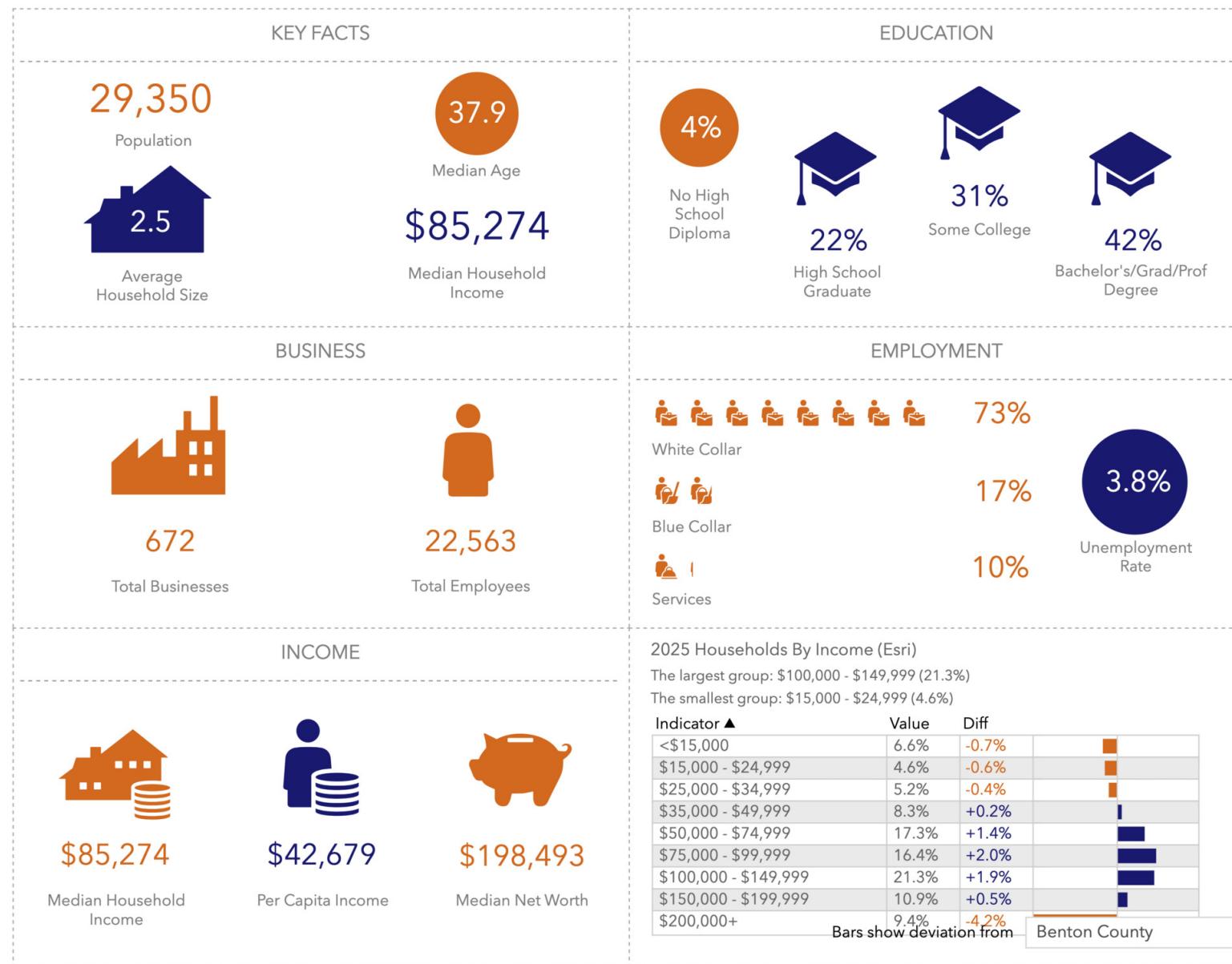
POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	910	28,641	62,985
AVERAGE AGE	43	39	39
AVERAGE AGE (MALE)	43	38	38
AVERAGE AGE (FEMALE)	44	40	40

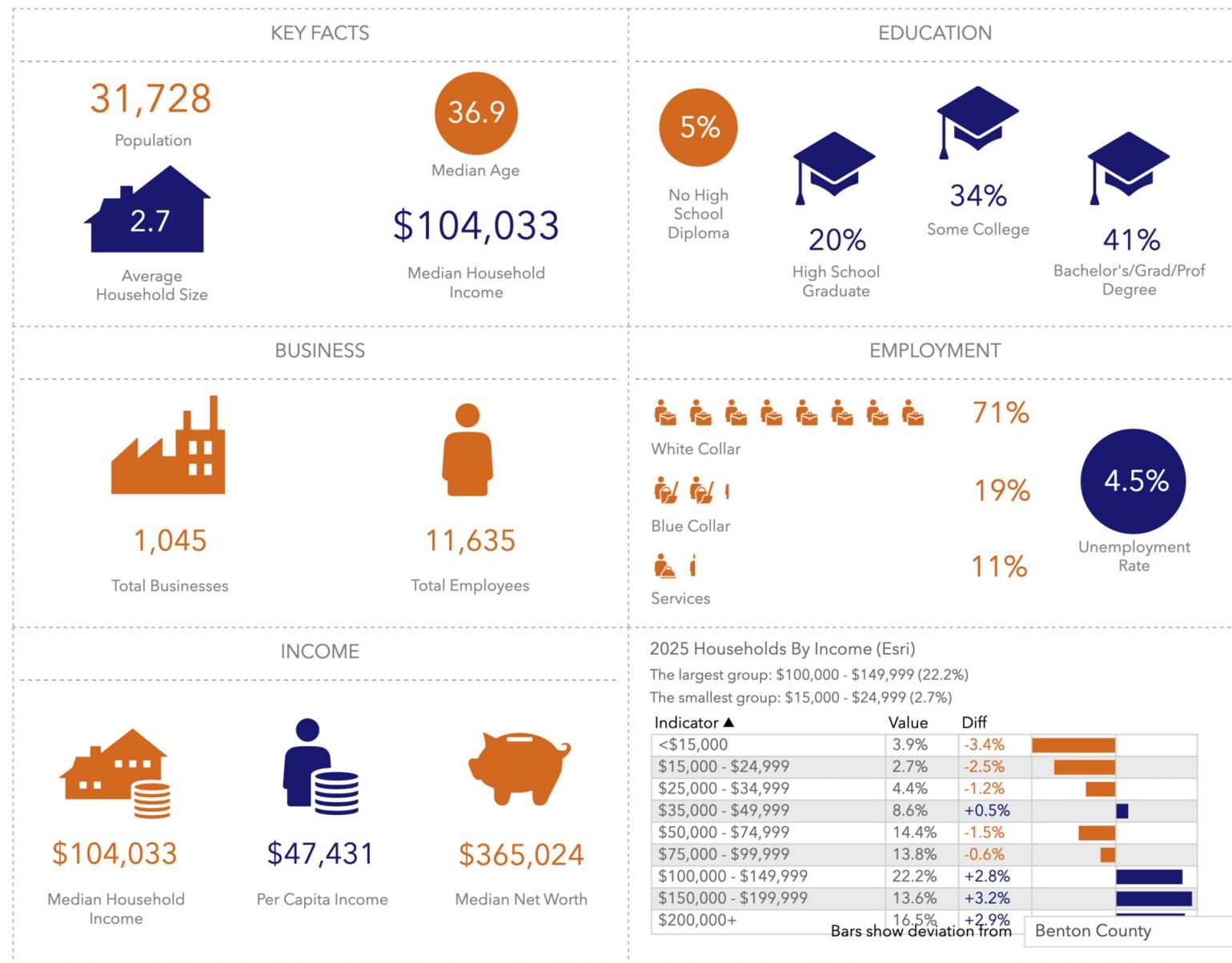
HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL HOUSEHOLDS	364	11,634	24,647
PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$150,657	\$106,978	\$120,650
AVERAGE HOUSE VALUE	\$419,612	\$373,185	\$409,738
PER CAPITA INCOME	\$60,262	\$42,791	\$46,403

Map and demographics data derived from AlphaMap









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