



**OFFERING MEMORANDUM**

# Richland Airport Park Industrial Warehouses

**1893 AIRPORT WAY & 1941 TERMINAL DRIVE**

Richland, WA 99352

**PRESENTED BY:**

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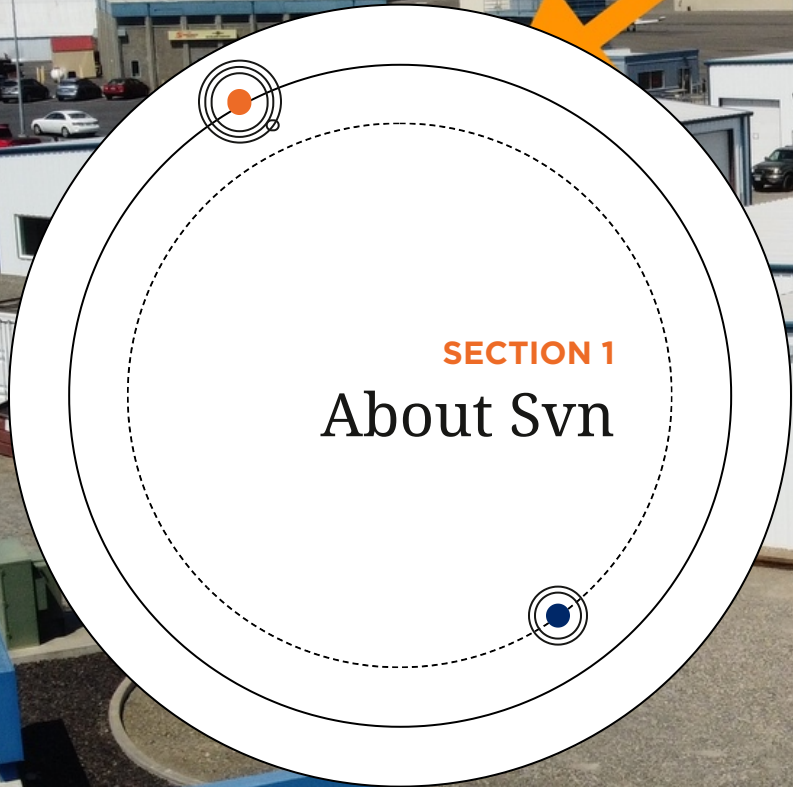
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**About Svn**

**PORT OF BENTON**  
Richland Airport



**SECTION 2**  
Property  
Information

**PORT OF BENTON**  
Richland Airport

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,650,000
<b>LOT SIZE:</b>	0.7 Acres
<b>BUILDING SIZE:</b>	10,000 SF

### PROPERTY DESCRIPTION

This offering is for both warehouse located at 1893 Airport Way and 1941 Terminal Drive. This site is subject to a long term ground lease with the Port of Benton.

1893 Airport Way is a 6,000 sf warehouse with 436 sf of finished space, fenced yard, high bay doors and is fully heated and cooled. This building also features 3 phase power.

1941 Terminal Drive is a 4,000 sf building, that is all open space, has 2 overhead doors, is fully heated and cooled and has glass storefront-type entrance.

### PROPERTY HIGHLIGHTS

- Two Warehouse Buildings
- On Port Leased Land
- 10,000 sf in Total
- Fully Heated and Cooled

## 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

Located in the Port of Benton's Richland Airport Business Park. This site is easily accessible from the Bypass Highway. The site sits adjacent to the Richland Airport.

This area is close to industrial developments as well as excellent access to the Research and Development Park and the Hanford DOE Site.

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,

**ADDITIONAL PHOTOS**





**SECTION 3**  
Location  
Information

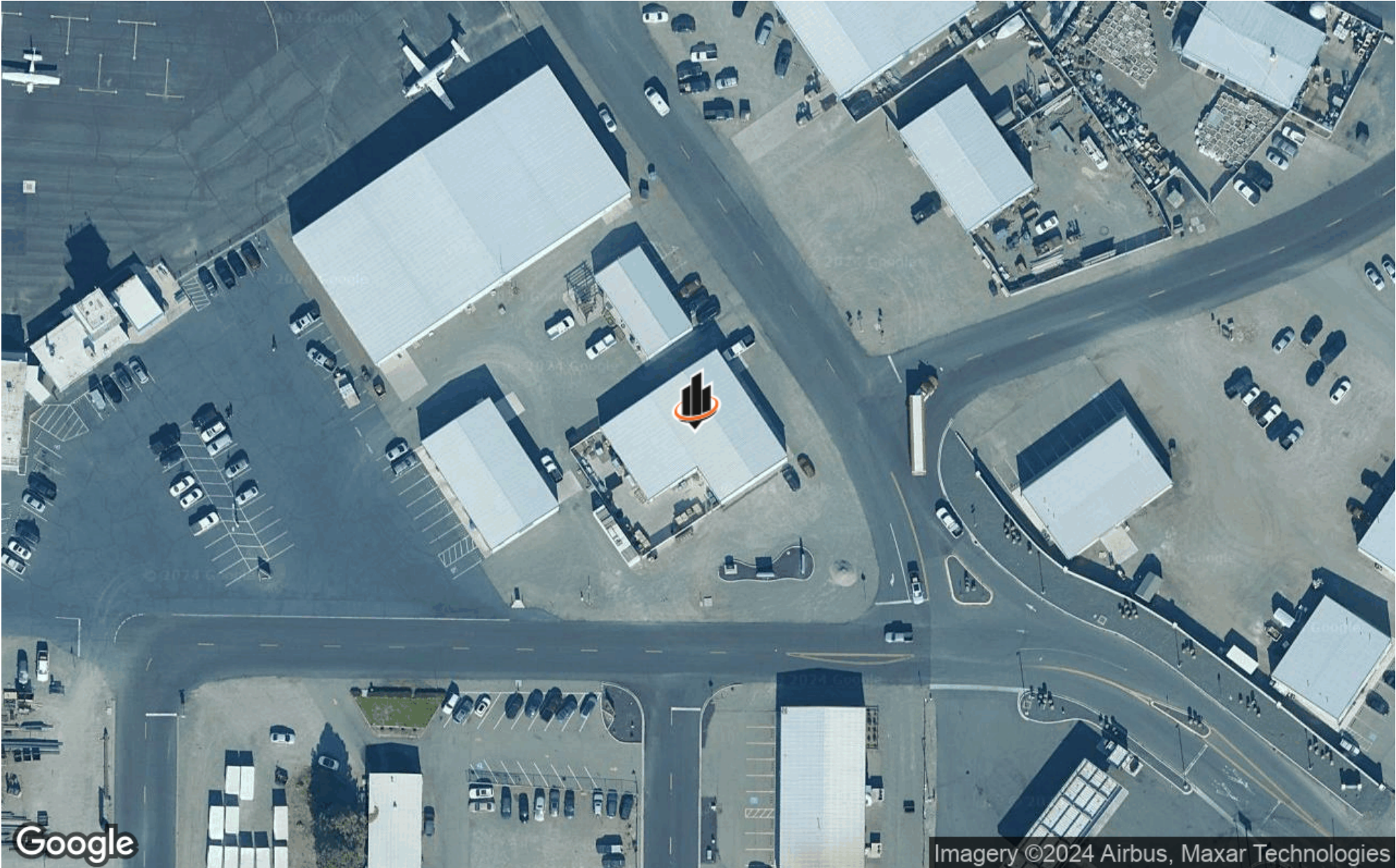
**PORT OF BENTON**  
Richland Airport



**REGIONAL MAP**



LOCATION MAP



Google

Imagery ©2024 Airbus, Maxar Technologies

AERIAL MAP





**SECTION 4**  
**Demographics**

**PORT OF BENTON**  
Richland Airport

# DEMOGRAPHICS MAP & REPORT

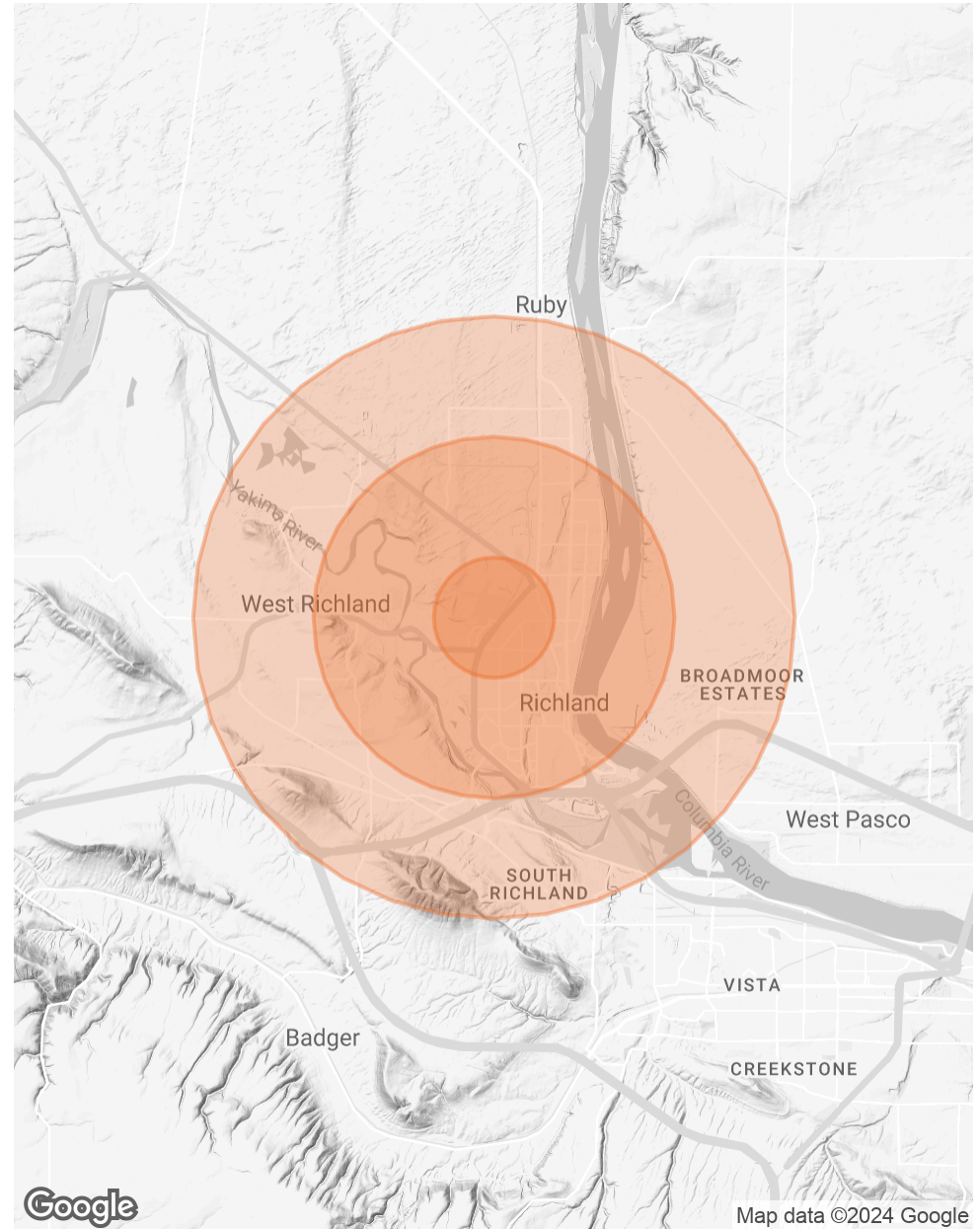
## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,774	44,001	75,469
AVERAGE AGE	38	39	39
AVERAGE AGE (MALE)	37	38	38
AVERAGE AGE (FEMALE)	39	40	39

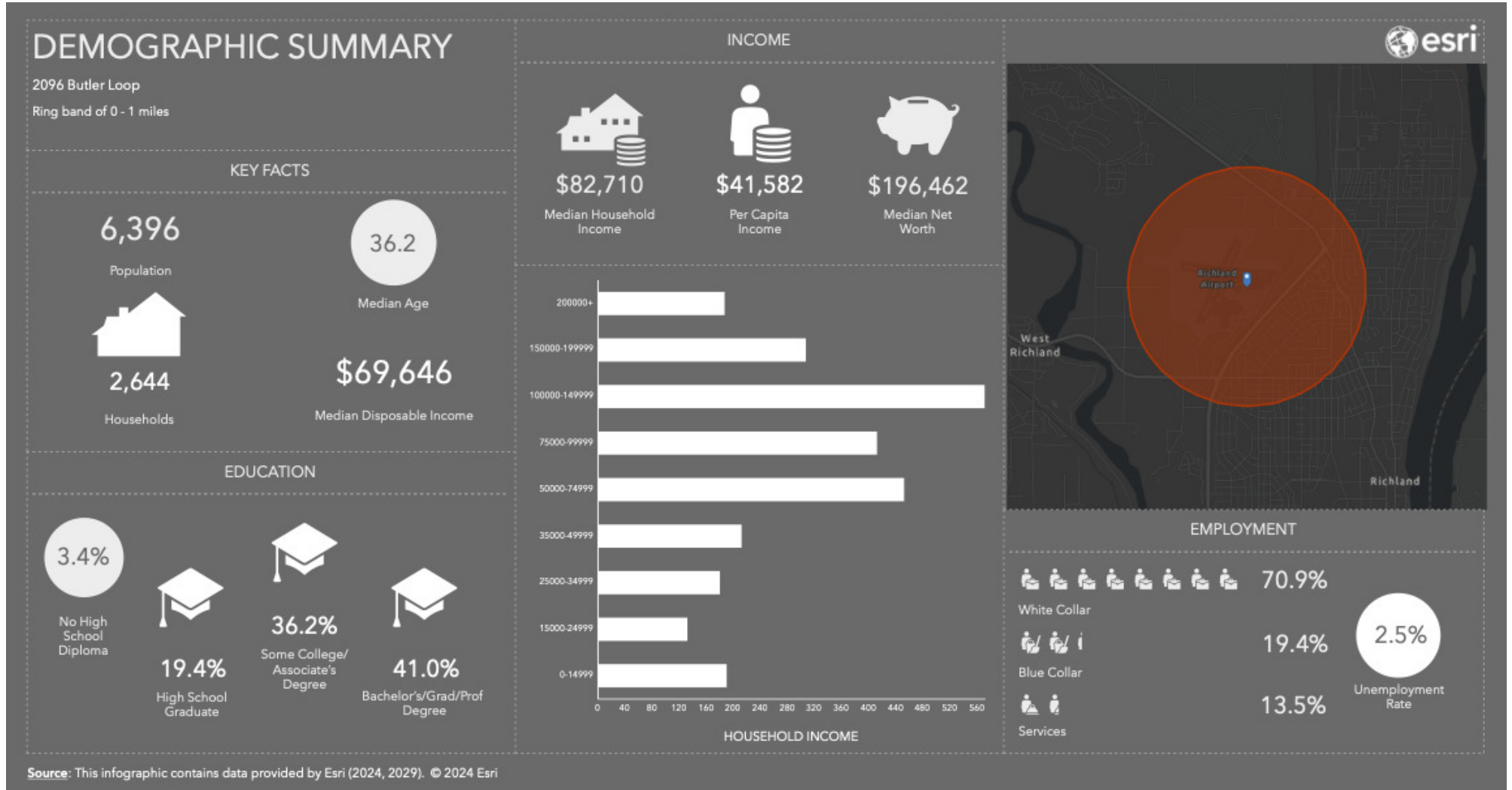
## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,137	17,583	28,367
# OF PERSONS PER HH	2.5	2.5	2.7
AVERAGE HH INCOME	\$96,444	\$113,865	\$135,419
AVERAGE HOUSE VALUE	\$352,260	\$400,924	\$454,107

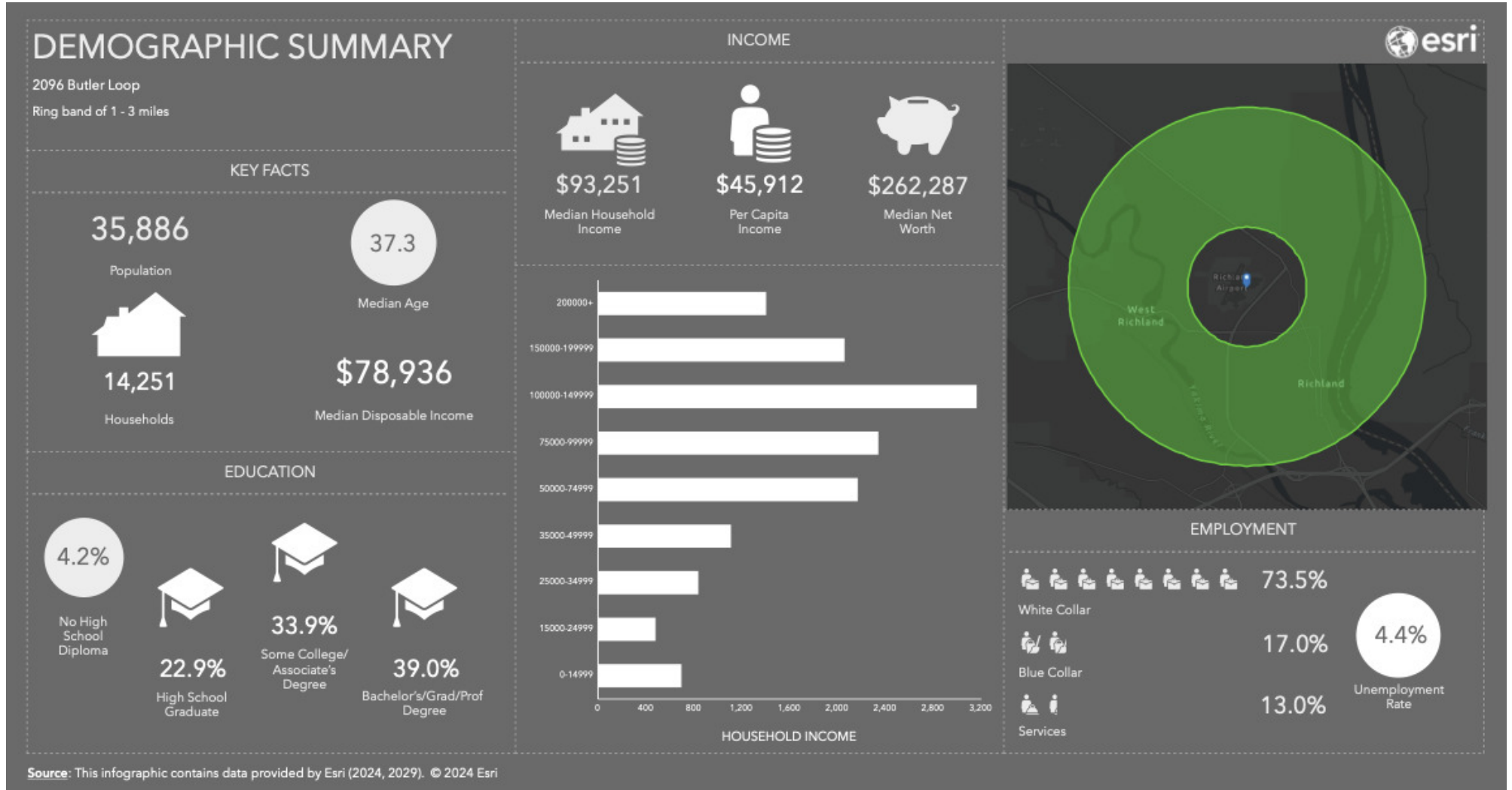
Demographics data derived from AlphaMap



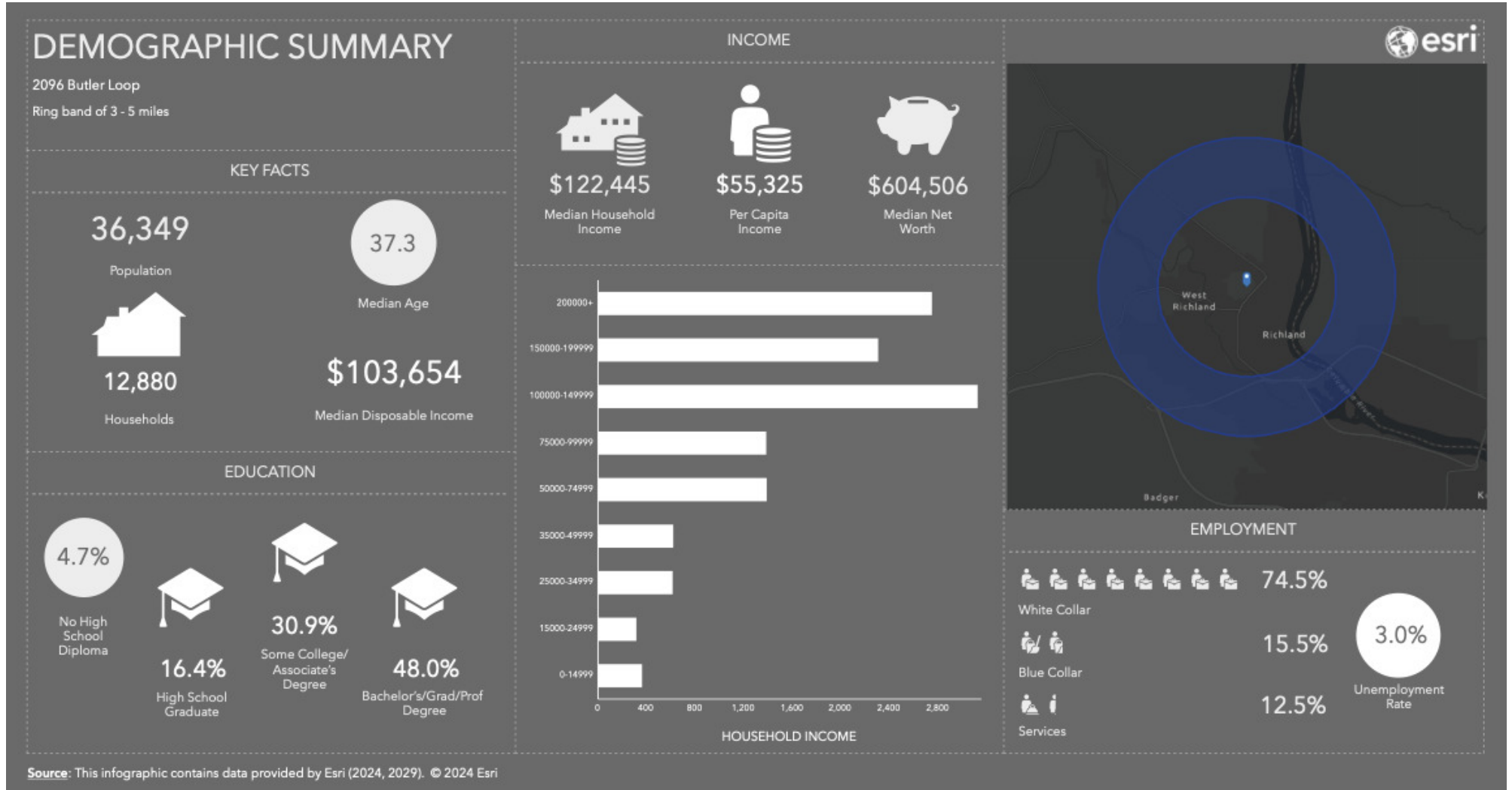
# 1 MILE INFOGRAPHICS



# 3 MILE INFOGRAPHICS



# 5 MILE INFOGRAPHICS





## DISCLAIMER

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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.