



INDUSTRIAL

CROSS DOCK

WAREHOUSE

AVAILABLE

PROPERTY INFORMATION

Construction to be completed December 2021 and will be offering a cross dock warehouse opportunity in Benton City, WA. The property has security and is located in a strategic location that has access to Hwy 82 & Hwy 395.

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	81	1,843	8,102
Total Population	219	5,041	22,373
Average HH Income	\$58,251	\$67,874	\$72,252

PROPERTY FEATURES

- 4,250 Square Feet
- 9 Loading Docks
- \$12 /SF/Year NNN
- Propane heated with plumbing & electrical prepped.
- Secured & Gated Perimeter Fence with Full Exterior Lighting
- Less than 2 miles to Hwy 82 & 22 miles to Hwy 395
- Join King Beverage, Mission Foods, & Central Transport

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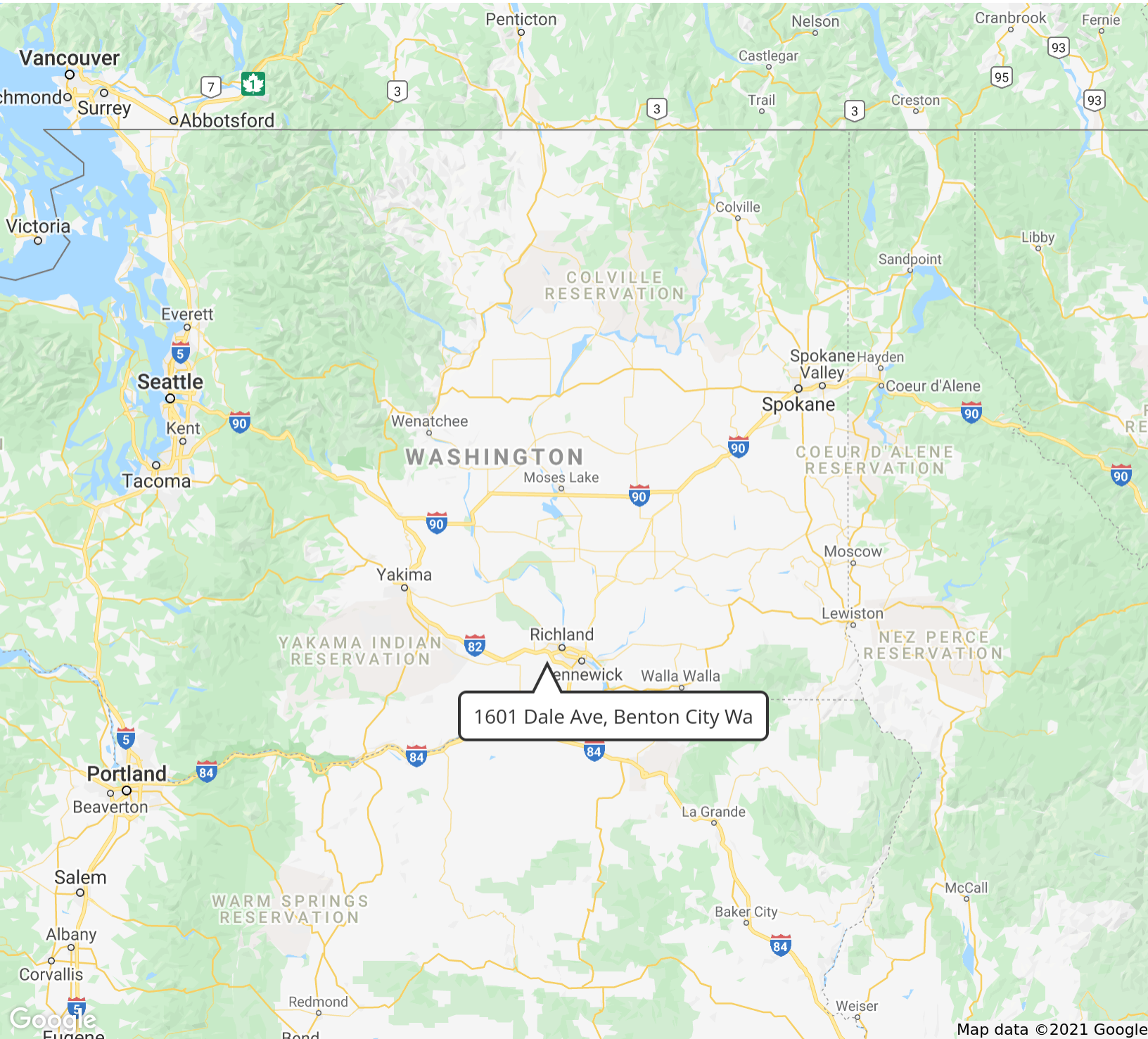
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