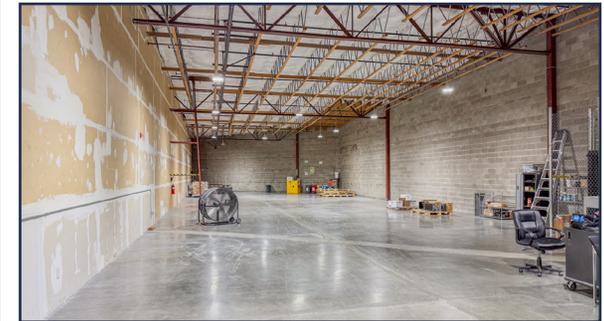


FOR LEASE | WAREHOUSE EXPANSION | \$12/SF +NNN


Dock-High Warehouse with Highway Access

This ±11,000 SF warehouse is located in the Richland WYE area of Richland and offers efficient industrial functionality with two dock-high doors, on-site office and restroom improvements, ESFR sprinkler coverage, and heat throughout. The property is strategically positioned near Highway 240, providing quick access to Highway 395 and Interstate 82, making it well suited for distribution, logistics, and regional service operations. Offered at \$12.00/SF NNN MLS#

- 2 Dock high doors
- 11k SF Warehouse
- Office & Bathrooms
- ESFR + Heat
- Richland WYE Location

FOR LEASE | WAREHOUSE EXPANSION | \$12/SF +NNN

BIRDS-EYE



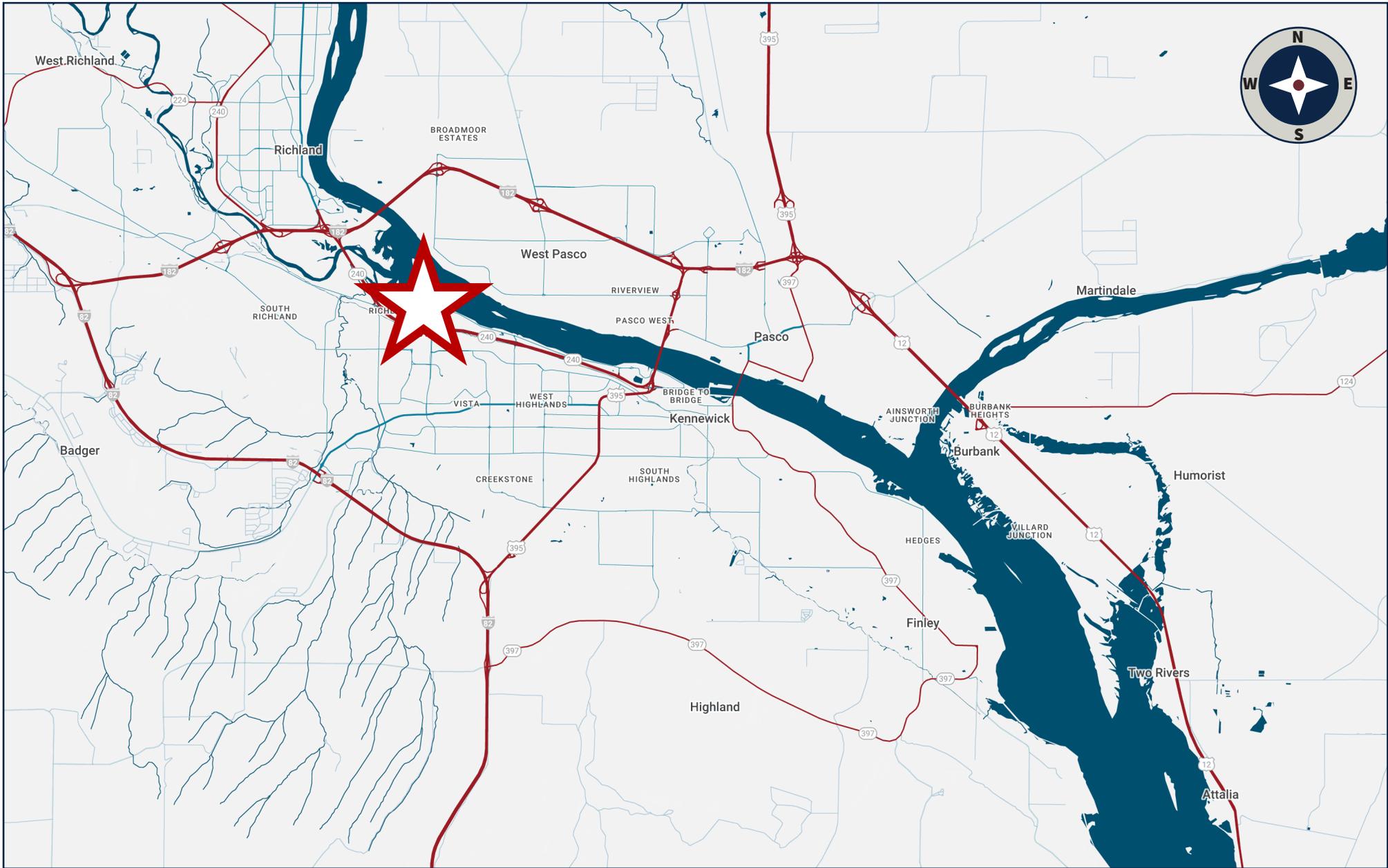
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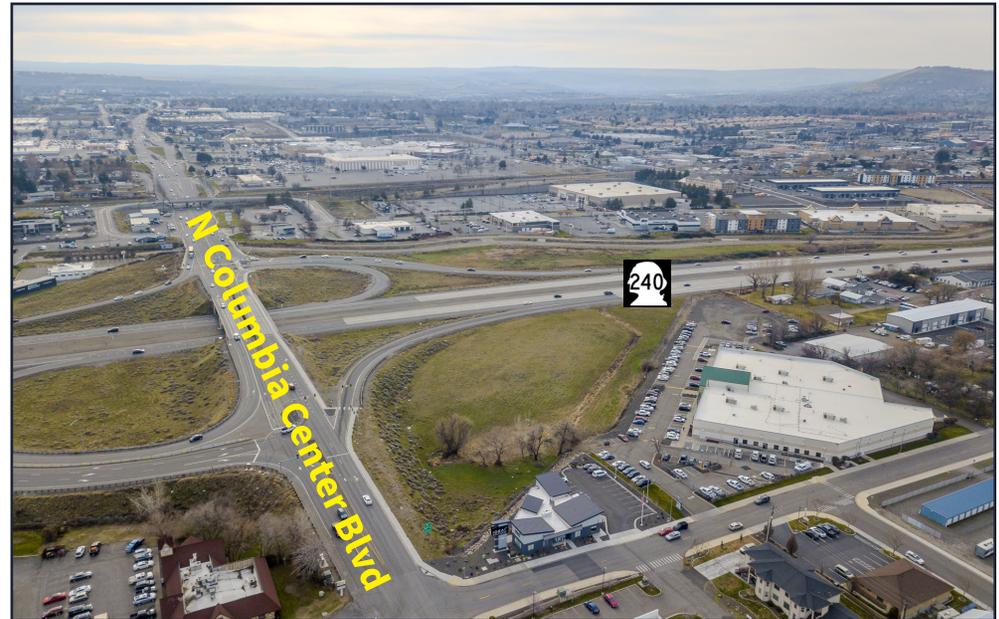
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LOCATION



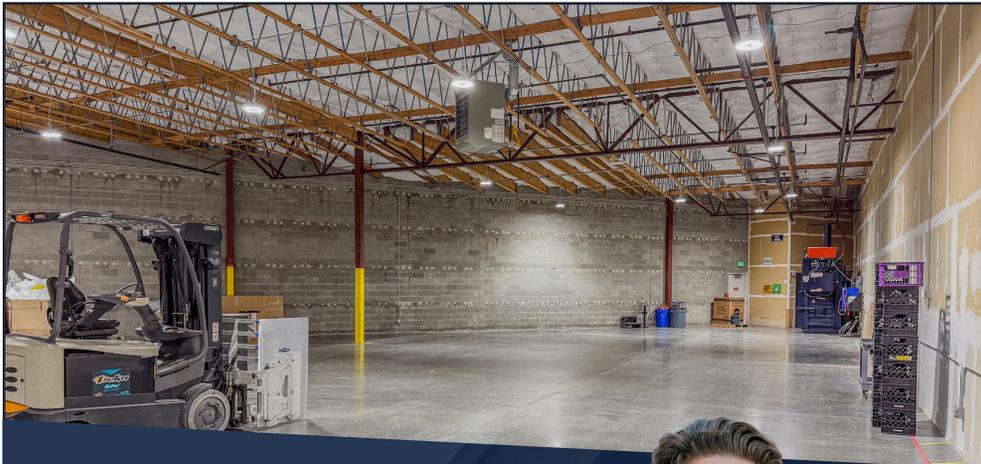
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AERIEL PHOTOS



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INTERIOR PHOTOS




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