



**800 Dalton St, Richland, WA &  
808 Dalton St, Richland, WA**

All or Part of the building available.  
MLS 271514 & 271608

Contact

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Kirt Shaffer | 509.521.9183  
[kirt@tippettcompany.com](mailto:kirt@tippettcompany.com)



## **SUMMARY**

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Lease 2,608 SF of office/retail space, located on Stevens Dr. Near the Pacific Northwest National Laboratory, US Dept. of Energy Offices and the East entrance of the Hanford Site.

This property offers plenty of parking for your customers. Be the last stop on their way to work or their first stop on the way home.

## **NNN Lease                      \$19.00/SF + NNN**

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800 Dalton = 2,608 SF

~~808 Dalton = 1,480 SF~~ – Leased

2023 Estimated NNN = \$5.00/SF

## **ADDRESS**

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800 Dalton St., Richland, WA 99354

or

808 Dalton St., Richland, WA 99354

## **CONTACT**

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Kirt Shaffer

Office 509.545.3355

Mobile 509.521.9183

[kirt@tippettcompany.com](mailto:kirt@tippettcompany.com)

2815 St, Andrews Loop, Suite F

Pasco, WA 99301

## **ZONING**

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Business Commercial

## **UTILITIES**

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Power & Sewer – City of Richland

Natural Gas – Cascade Natural Gas

## **TAX PARCEL**

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123083013398001

## **TRAFFIC COUNTS**

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2020 Average Daily Traffic Count = 12,131

2018 Average Daily Traffic Count = 14,546

## **AREA BUSINESSES**

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### **Notable Businesses within 1 Mile**

Total Energy Management

Westinghouse-Richland

Washington River Protection Solutions

Energy Northwest Offices

Pacific Northwest National Labs

Perma-Fix Northwest

Washington State University

Hanford High School

US DOE Offices

Atkins Engineering

KinderCare

Shogun Teriyaki

Mission Support Alliances Offices

## **LINKS**

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Municipal

<https://www.ci.richland.wa.us/>

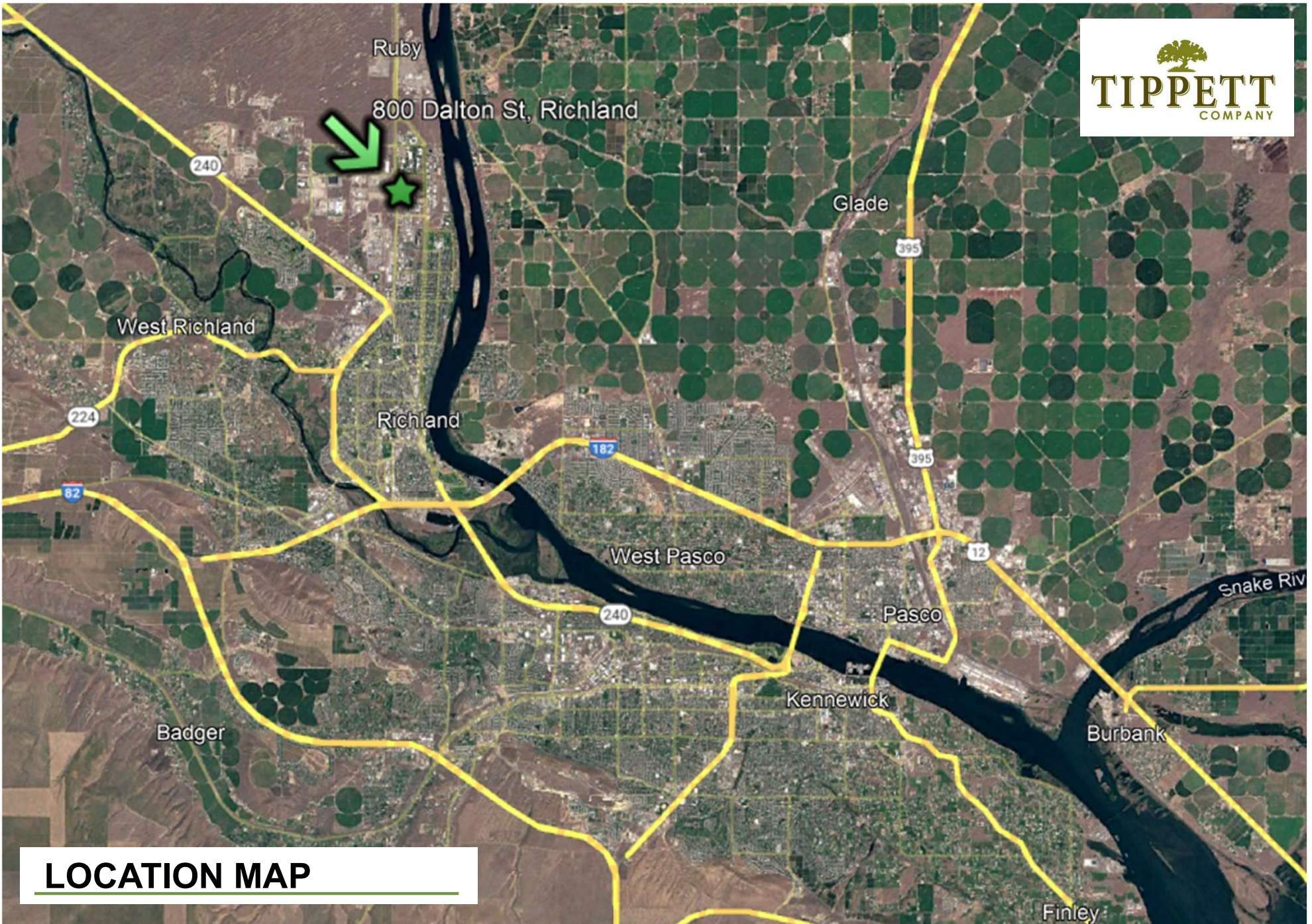
<https://www.co.benton.wa.us/>

Economic Development

<https://portofbenton.com/>

<https://www.tridec.org/>





## LOCATION MAP

No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently verifying all presented information.



# AERIAL VIEW



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# PHOTOS

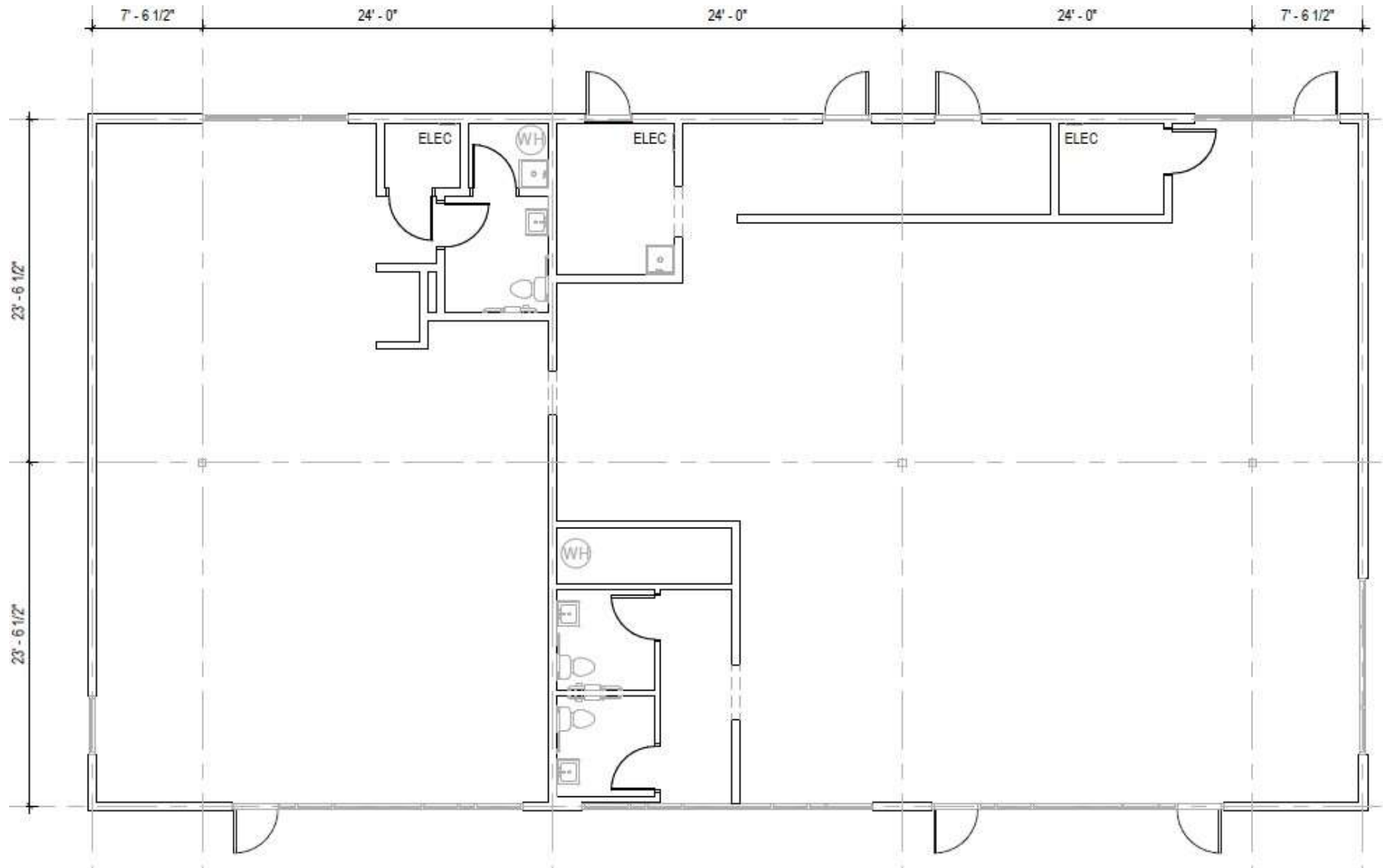
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# FLOOR PLAN



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