

INDUSTRIAL BUILDING FOR LEASE



DAVID FRITCH

Broker

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**KIEMLE
HAGOOD**

KIEMLE HAGOOD
7025 W Grandridge Blvd
SUITE B-2
Kennewick, WA 99336



**PRICE REDUCED TO
\$9,000 / MONTH!**

**120 W RAILROAD DRIVE
KENNEWICK, WA 99336**

PROPERTY INFORMATION

INDUSTRIAL BUILDING FOR LEASE

120 W Railroad Drive
Kennewick, WA 99336

Industrial property located in the heart of Kennewick, Washington, featuring two industrial buildings perfect for a variety of business needs. This prime location offers easy access to major highways, ensuring optimal connectivity for logistics and operation. This property offers a fenced area for industrial outdoor storage & a truck height loading dock.

LEASE DETAILS

Lease Rate:	\$7.11 PSF/YR \$9,000 / Mo
Total Building Size:	±15,200 SF
Building 1:	±10,000 SF
Office:	±3,300 SF
Warehouse:	±6,700 SF
Building 2:	±5,200 SF
Lot Size:	±50,965 SF
Zoning:	Industrial
Property Configuration:	Single-Tenant
Year Built:	1955

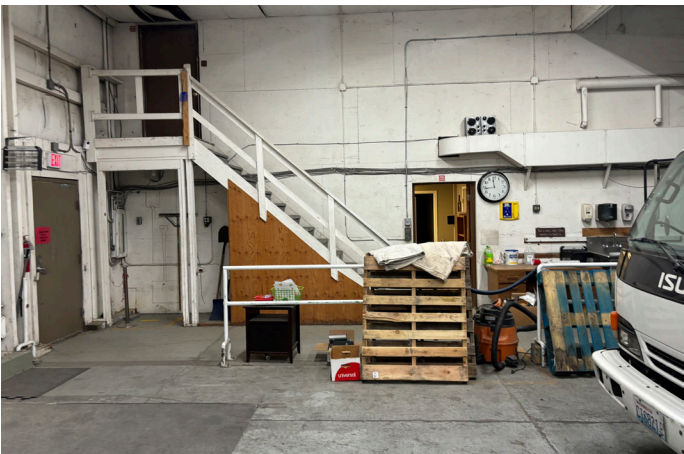
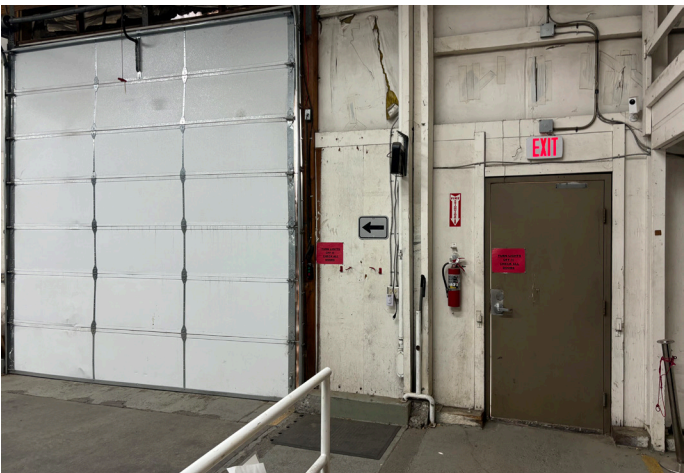
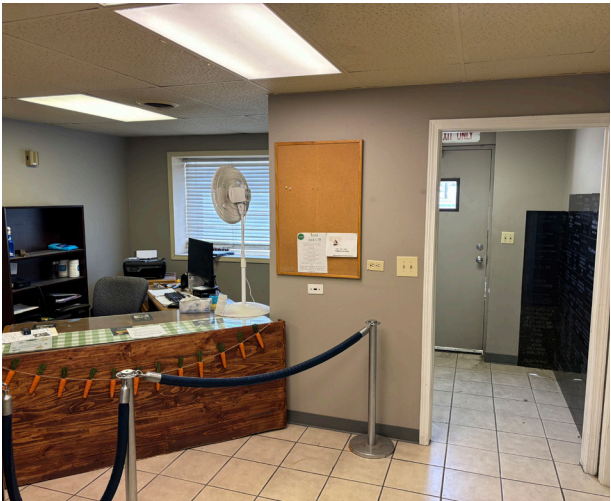
TRAFFIC COUNTS

W Columbia Drive	±20,653 ADT
N Washington Street	±10,234 ADT



PROPERTY PHOTOS

INDUSTRIAL BUILDING FOR LEASE
120 W Railroad Drive | Kennewick, WA 99336



SURROUNDING AREA

INDUSTRIAL BUILDING FOR LEASE
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SITE → ★

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est Population 2024	10,298	83,659	142,241
Proj Population 2029	10,497	86,434	147,168
Growth 2024-2029	0.4 %	0.7 %	0.7 %
Average HHI	\$62,109	\$86,727	\$101,962
Median HHI	\$51,081	\$68,174	\$80,364
Daytime Demos	8,646	51,794	87,790

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