



Offering Memorandum



West Richland Industrial Complex

8111 KEENE RD, WEST RICHLAND, WA 99353

PRESENTED BY:

ROB ELLSWORTH, CCIM

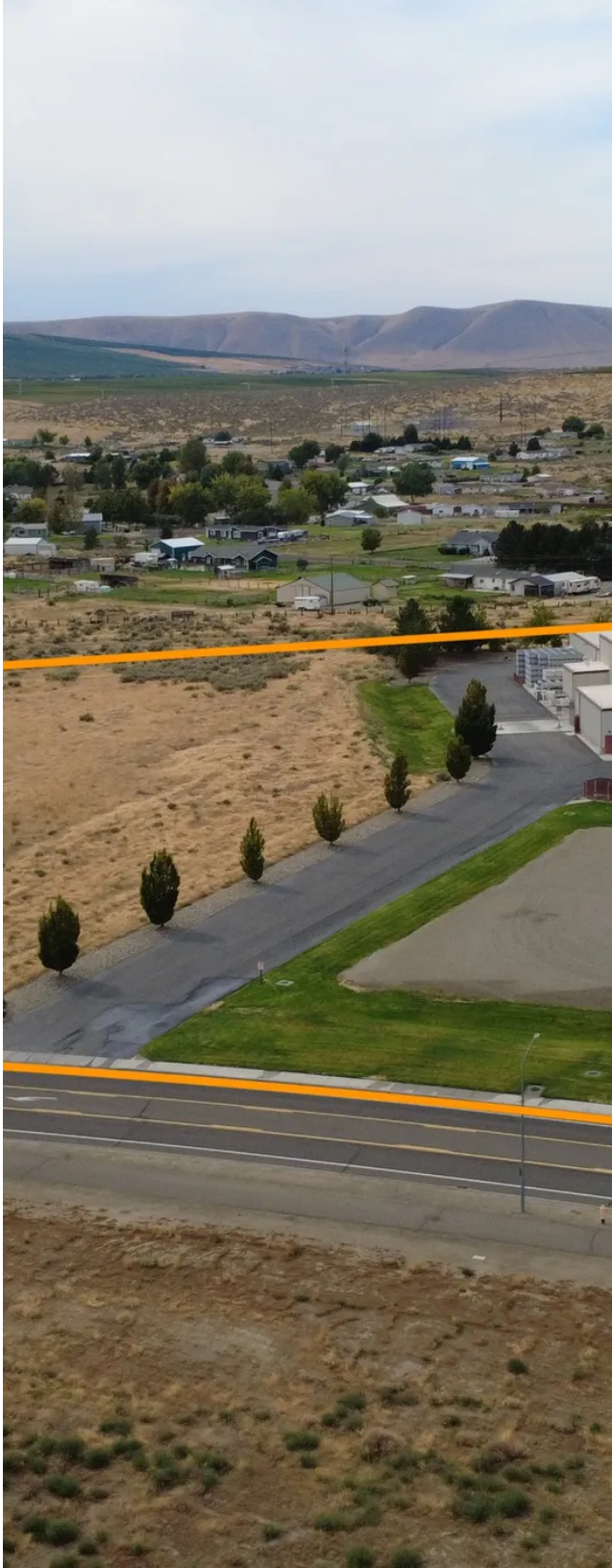
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Property Information

PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

SALE PRICE:	\$10,600,000
LOT SIZE:	12 Acres
BUILDING SIZE:	54,406 SF



PROPERTY DESCRIPTION

This versatile industrial warehouse offers exceptional flexibility for a wide range of users. Originally designed and constructed for the production, processing, storage, and distribution of wine, the facility retains its specialized infrastructure and can accommodate both indoor and outdoor tanks, making it particularly well suited for wine, beverage, food processing, or similar production operations.

Beyond its specialized capabilities, the property functions extremely well as a general industrial, manufacturing, warehouse, or distribution facility. The building features six overhead doors, dock-high loading access, high ceilings, temperature-controlled space, and ample electrical power to accommodate a variety of manufacturing, processing, and distribution requirements.

The building is situated on approximately 12 acres, with roughly 7.5 acres of undeveloped land remaining. This additional acreage provides significant flexibility for future building expansion, outdoor storage, yard area, additional operations, or other development opportunities.

PROPERTY HIGHLIGHTS

- 54,406 SF
- 6 Overhead Doors
- Dock Height Access
- High Ceilings
- 6 Finished Offices/Lab Space
- Break Rooms with Kitchenettes
- 12 Acres (7.5 Acres Undeveloped)
- All City Services
- Connected to West Richland's Industrial Process Wastewater Treatment Facility



12 Acre Parcel



Overhead Doors



**Flexible
Layouts/Uses**



The property is zoned Light Industrial Use District (L-I), which is defined in the city of West Richland Municipal Code, Chapter 17.52 as:

The light industrial district provides areas for the location of light manufacturing, wholesale trade and distribution, and bulk retail businesses which are largely devoid of nuisance factors and hazards, and may involve the fabrication, processing and handling of products.

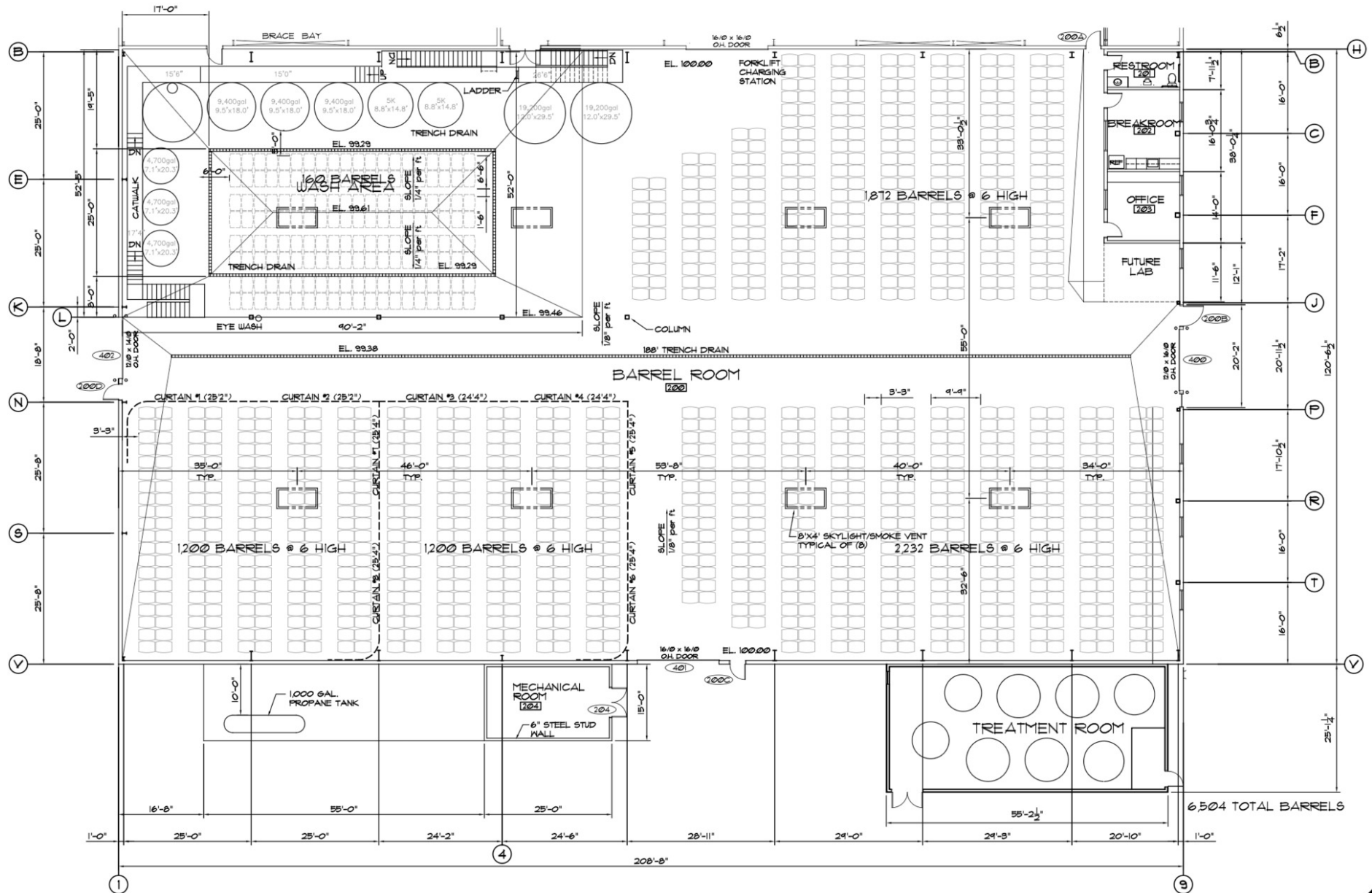
PROPERTY PHOTO



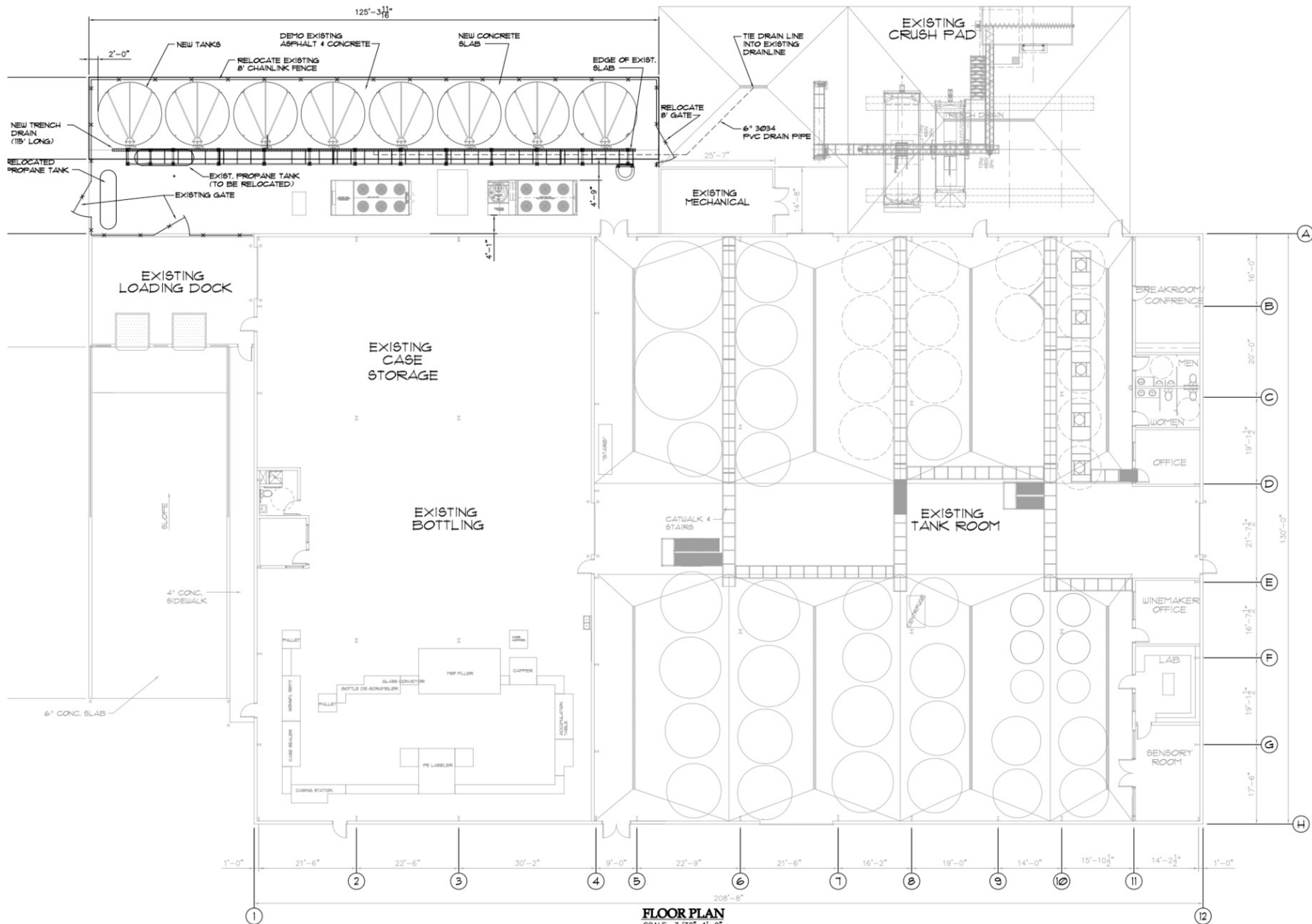
ADDITIONAL PHOTOS



FLOOR PLAN



FLOOR PLAN





Location Information



LOCATION DESCRIPTION

This property is strategically located in one of West Richland's rapidly growing areas, adjacent to the City's Fire and Police Departments and offering quick access to major highways and regional transportation routes. The site is served by all City utilities and also features access to West Richland's Industrial Process Wastewater Treatment Facility, providing a significant advantage for industrial, manufacturing, and processing users.

West Richland Washington is a growing community located in the Tri-Cities region of southeastern Washington. Nestled between the Yakima River and the renowned Red Mountain wine region, West Richland offers a quieter, small-town atmosphere while remaining just minutes from the employment centers and amenities of Richland, Kennewick, and Pasco.

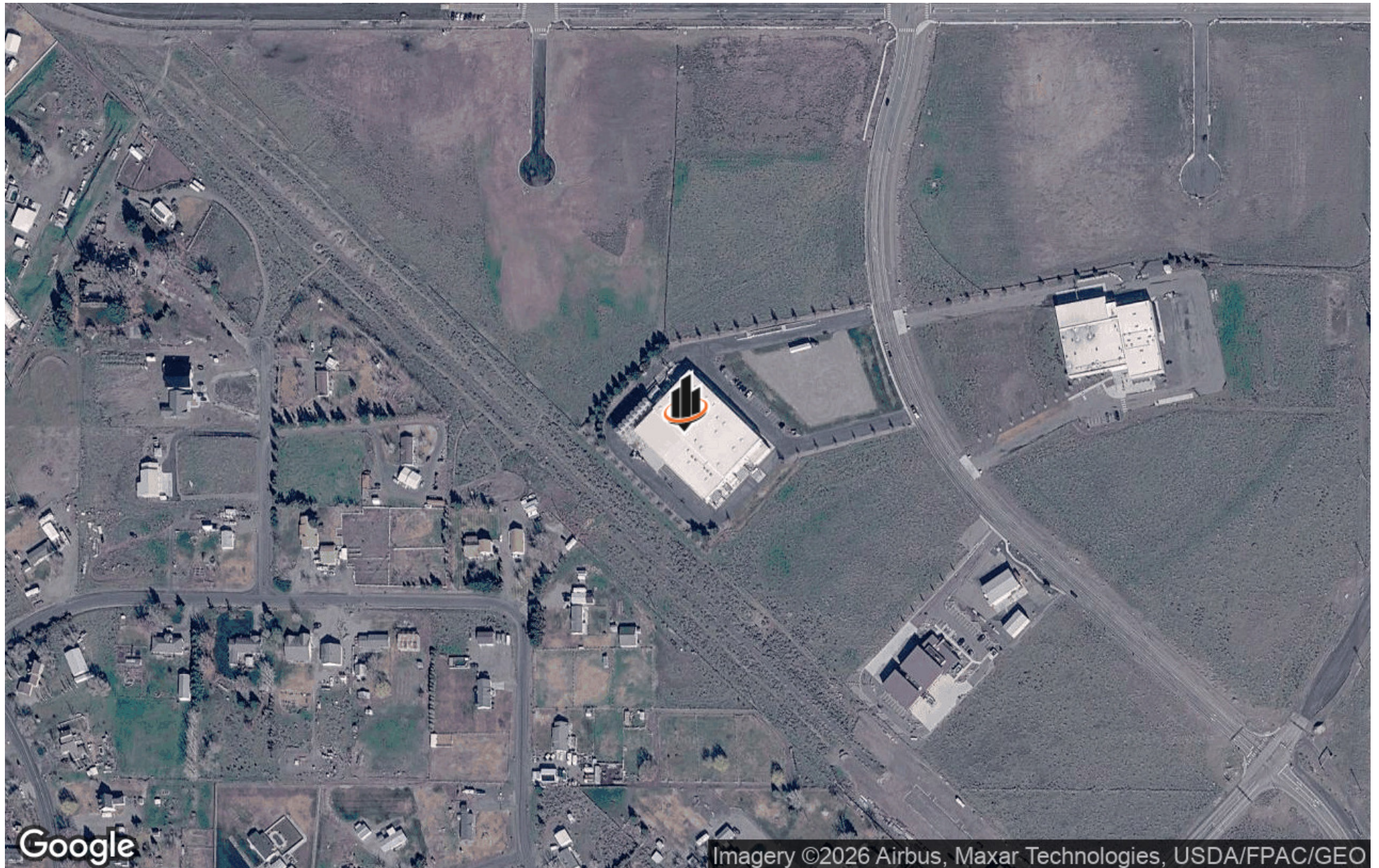
With steady residential growth, expanding local businesses, and its close proximity to major employers in the Tri-Cities, West Richland offers an appealing blend of small-town living, outdoor lifestyle, and regional connectivity.



REGIONAL MAP



AERIAL MAP





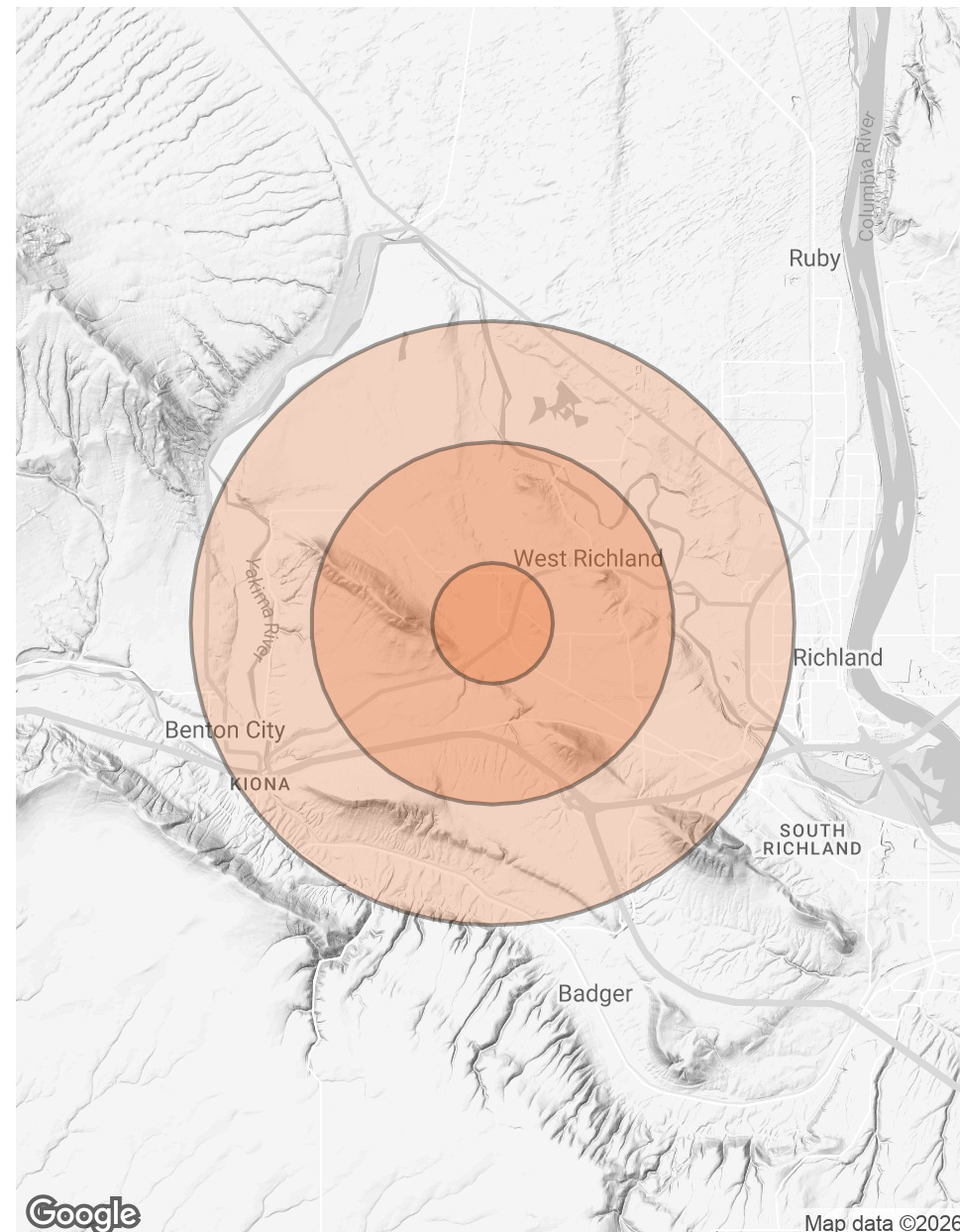
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,906	17,550	41,035
AVERAGE AGE	36.5	36.7	36.3
AVERAGE AGE (MALE)	36.9	36.1	35.3
AVERAGE AGE (FEMALE)	35.3	35.8	37.1

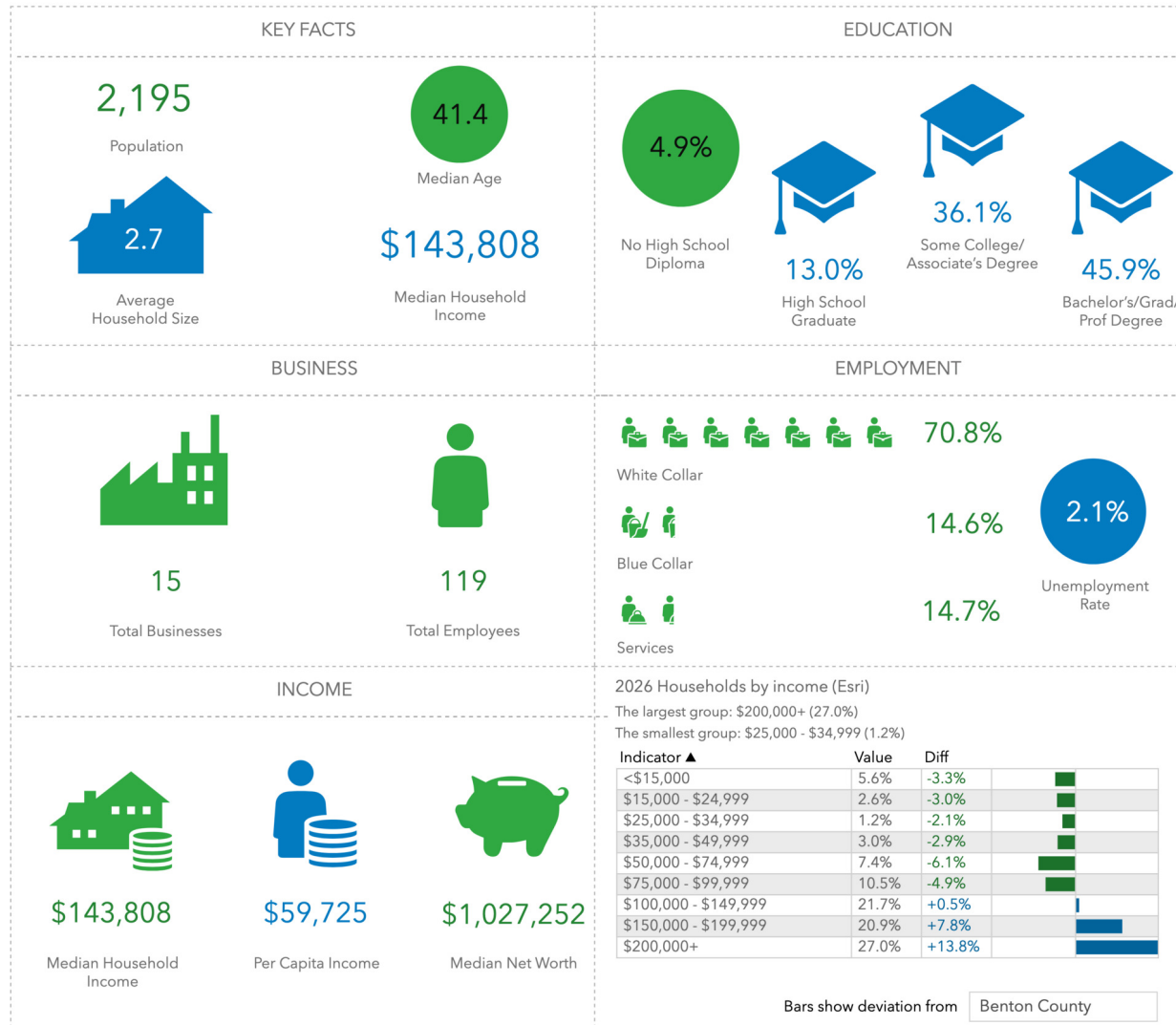
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	612	5,813	14,701
# OF PERSONS PER HH	3.1	3	2.8
AVERAGE HH INCOME	\$151,313	\$135,445	\$126,393
AVERAGE HOUSE VALUE	\$457,408	\$397,415	\$393,305

2023 American Community Survey (ACS)



Key Facts

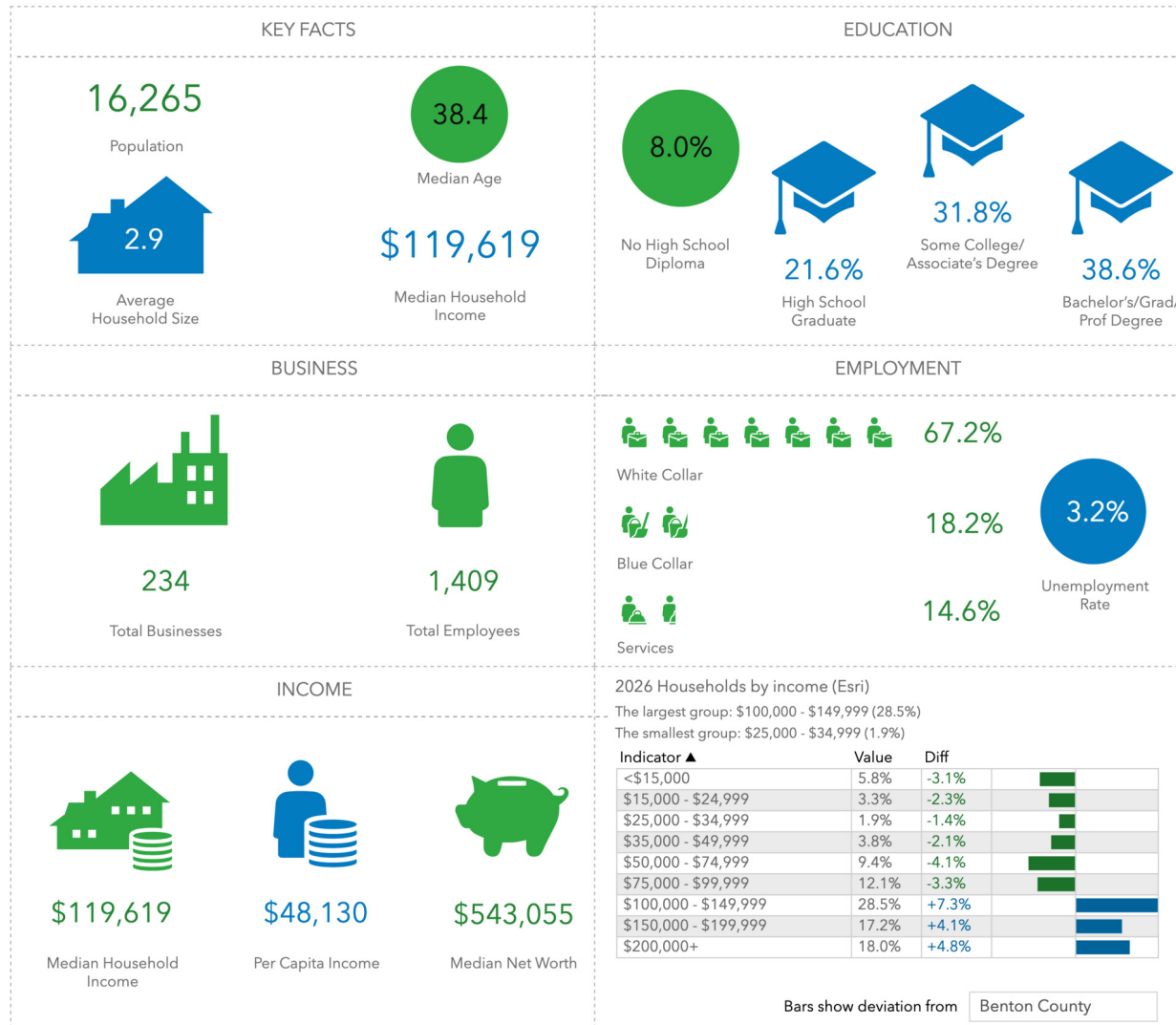
8111 Keene Rd, West Richland, Washington, 99353
Ring band of 0 - 1 miles



Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026). © 2026 Esri

Key Facts

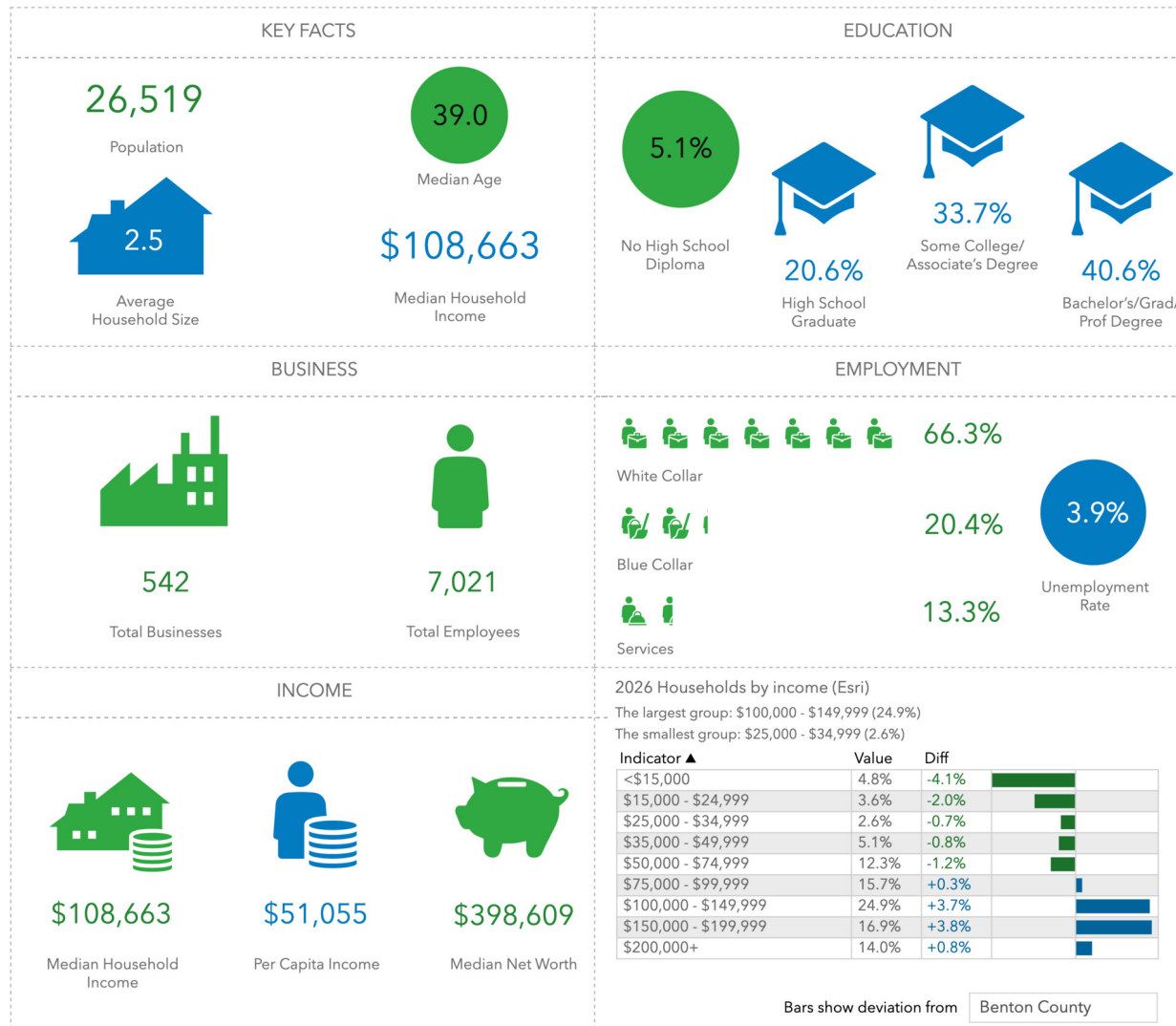
8111 Keene Rd, West Richland, Washington, 99353
Ring band of 1 - 3 miles



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Key Facts

8111 Keene Rd, West Richland, Washington, 99353
Ring band of 3 - 5 miles



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