

SPACE FOR LEASE

14k+/- Warehouse

2943 BELMONT BLVD

West Richland , WA 99353

PRESENTED BY:

SCOTT SAUTELL

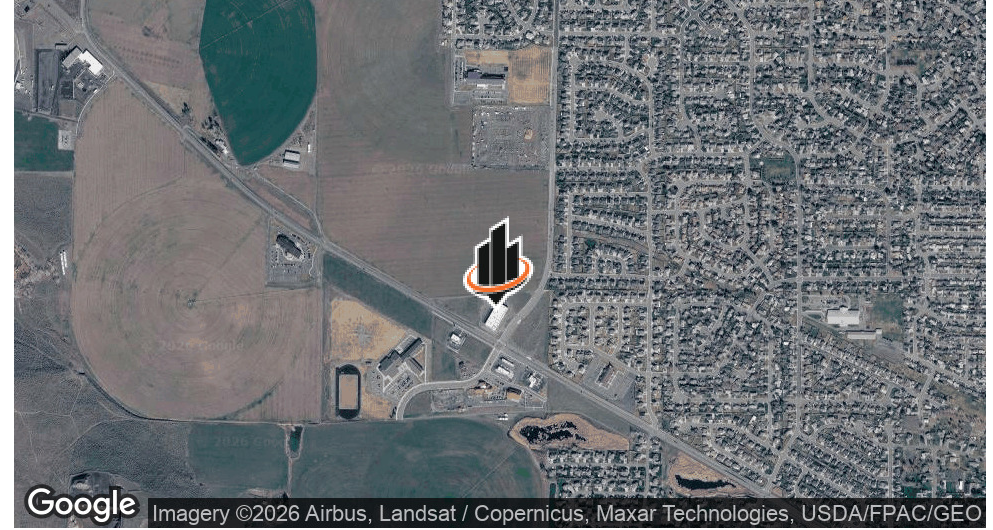
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WA #109003



EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$14 SF/yr (NNN)
BUILDING SIZE:	33,915 SF
AVAILABLE SF:	7,000 - 14,000 SF
LOT SIZE:	4.82 Acres
YEAR BUILT:	2021
ZONING:	Light Industrial
TRAFFIC COUNT:	6,810

PROPERTY OVERVIEW

Current ownership will occupy a portion of the building leaving 14,000 +/- square feet available for a tenant. 33,915 square foot light industrial building for lease in West Richland Wa. Located at the signalized intersection of Belmont Blvd and Keene Road in the Belmont business District. Building was designed for an automotive manufacturing facility. Building is in a shell state with HVAC installed on the roof. Site work and Parking lot is complete with 48 parking spaces in place. Available space will be warehouse but office or retail can be built out within the warehouse if a combination of office warehouse is needed. General warehouse space lease rate starts at \$14/SF + NNN estimated at \$3.50/sf

PROPERTY HIGHLIGHTS

- 14,000 +/- square feet available
- 4.82 Acre site
- Space will have multiple drive in truck doors and man doors
- potential to add dedicated store front

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ADDITIONAL PHOTOS



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SVN | RETTER & COMPANY 3

ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.5 MILES 1 MILE 1.5 MILES

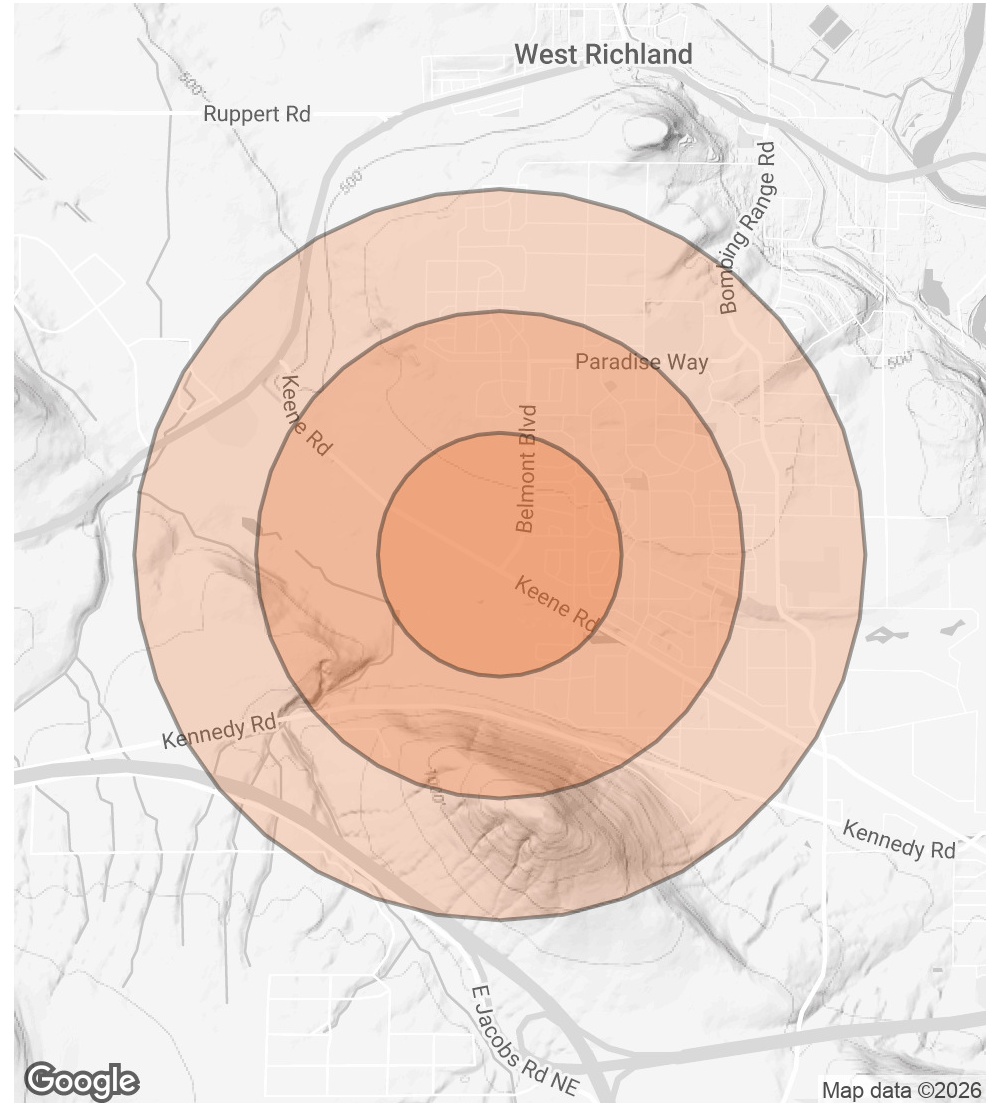
	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	1,164	5,135	9,036
AVERAGE AGE	33.1	34.6	35.2
AVERAGE AGE (MALE)	34.3	34.6	34.8
AVERAGE AGE (FEMALE)	31.6	32.4	33.0

HOUSEHOLDS & INCOME

0.5 MILES 1 MILE 1.5 MILES

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TOTAL HOUSEHOLDS	346	1,614	2,898
# OF PERSONS PER HH	3.4	3.2	3.1
AVERAGE HH INCOME	\$125,505	\$117,221	\$118,004
AVERAGE HOUSE VALUE	\$304,293	\$287,870	\$299,351

2020 American Community Survey (ACS)



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