

INDUSTRIAL SPACE

For Lease | \$12 PSF + NNN | ±5,000 SF

2746 Battelle Blvd, Richland, WA 99354 | MLS 288521



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89 Gage Blvd
Richland, WA 99352
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Richland, Washington 99354

Property Overview

MLS# 288521 - Newly constructed clear span warehouse for sub-lease in the Horn Rapids Industrial Park of Richland. This space offers an efficient layout, excellent functionality with an eve height exceeding 20 feet, roll-up door with dock access, wet system sprinklers, and an ADA-compliant restroom. An outstanding opportunity for users seeking clean, flexible industrial space in a growing business corridor.

Spaces	Lease Rate	Space Size
2746 Battelle Blvd - Suite A	\$12.00 SF/yr	5,000 SF



Property Highlights

- Located in the Horn Rapids Industrial Park
- Eve height: 20'+
- Roll-up door + dock access
- Wet system sprinklers
- ADA-compliant restroom
- Flexible layout for industrial or distribution use
- \$12 PSF | NNN: \$1.20 PSF

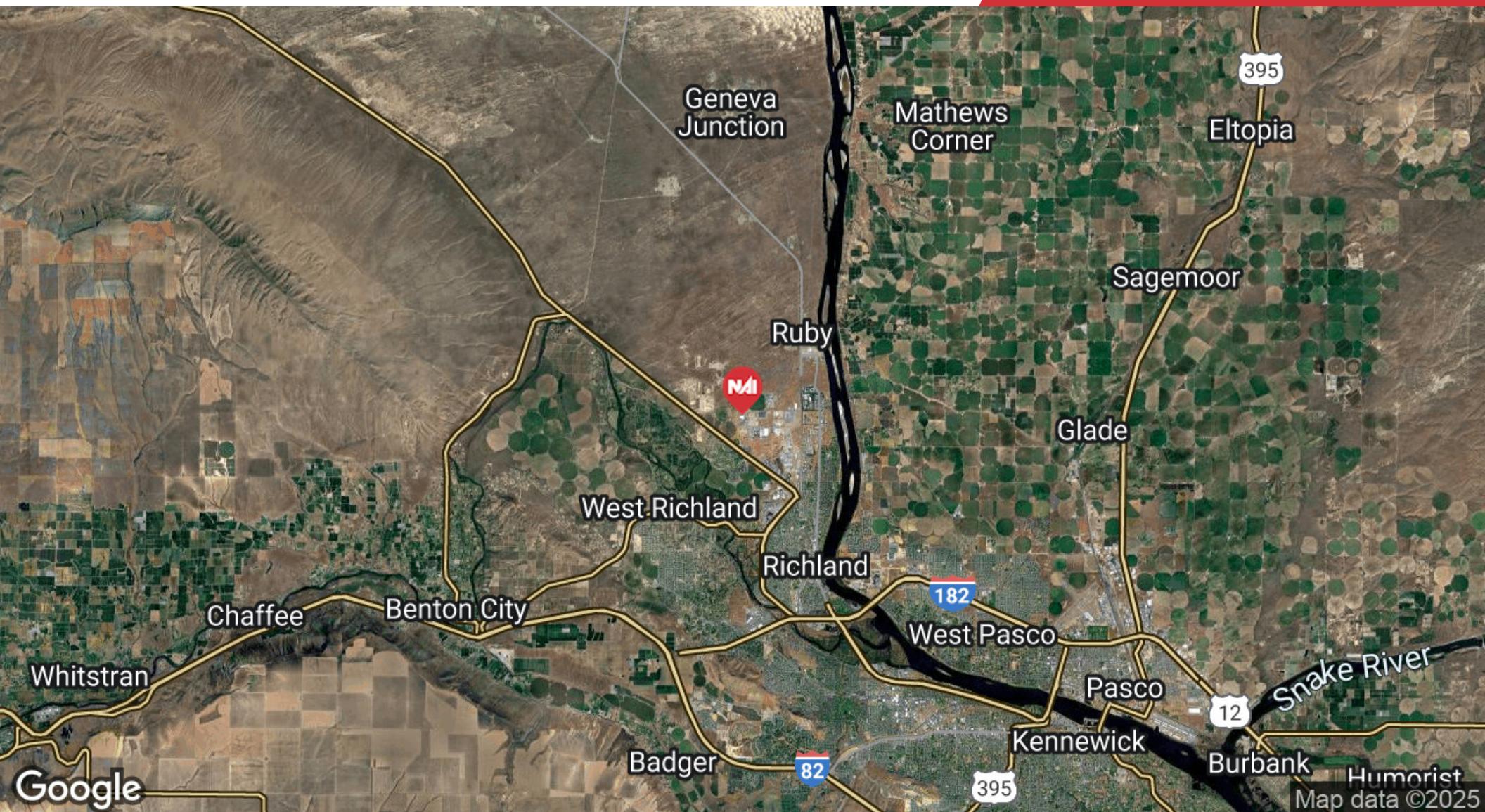
For More Information

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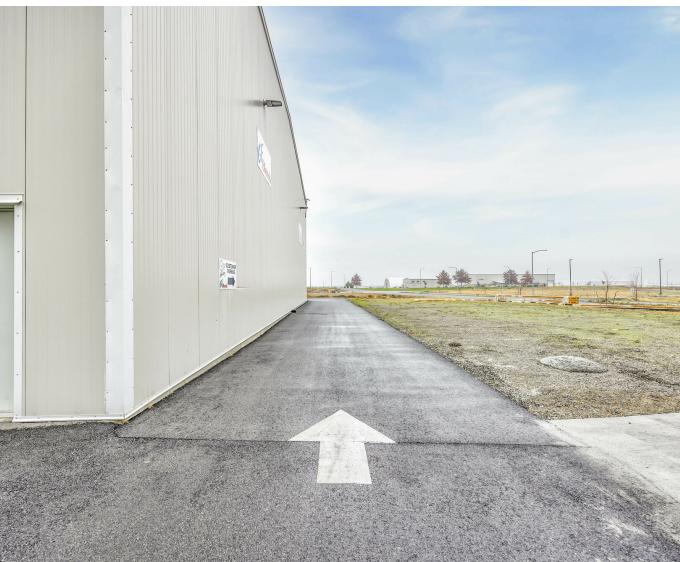


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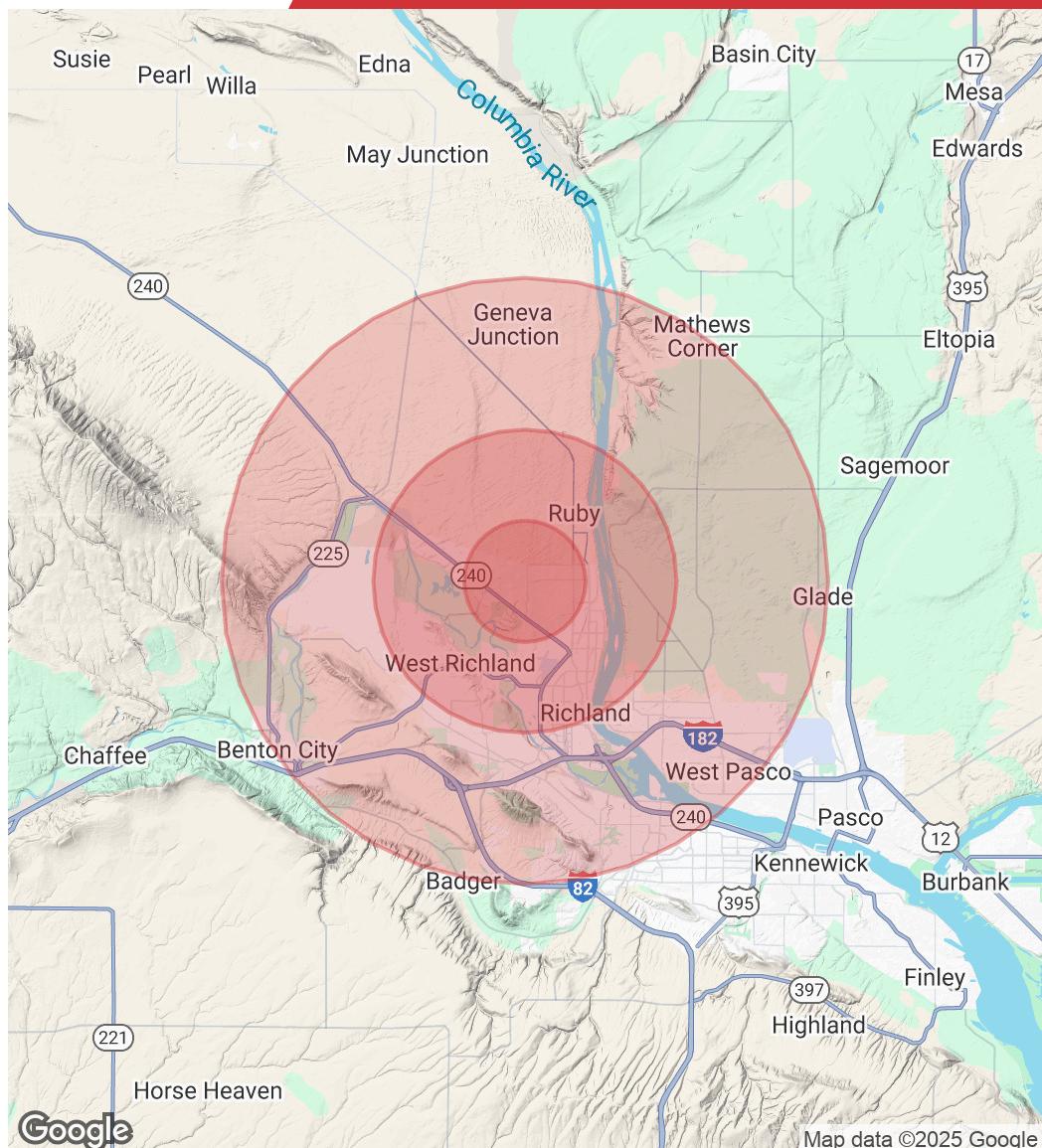


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Population	2 Miles	5 Miles	10 Miles
Total Population	3,049	41,207	124,566
Average Age	46	39	38
Average Age (Male)	46	39	38
Average Age (Female)	47	40	39
Households & Income	2 Miles	5 Miles	10 Miles
Total Households	1,239	15,739	45,940
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$178,978	\$123,388	\$132,075
Average House Value	\$528,417	\$425,192	\$450,148

Demographics data derived from AlphaMap



Map data ©2025 Google

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