

FOR LEASE | NEW CONSTRUCTION

HORN RAPIDS INDUSTRIAL WAREHOUSE

Richland, Washington

4,000-8,000 SF AVAILABLE

\$15.00 PSF/YEAR NNN

TI allowance included | Flexible 1-20 year lease terms

WAREHOUSE + OFFICE + SECURE OUTDOOR STORAGE

A flexible industrial base for growth

Modern construction, customizable improvements, and efficient day-to-day operations.

AVAILABLE	RATE	BUILDING	SITE
4,000-8,000 SF	\$15.00 PSF/YR NNN	8,000 SF	1 acre

New construction industrial warehouse and office space with secure outdoor storage, immediate occupancy potential, and flexible lease terms. The clear-span facility combines modern construction, adaptable office space, abundant parking, and a rare fenced laydown yard for contractors, service providers, fleet operators, and light industrial users.

One site. More operational control.

Warehouse space, office space, parking, truck circulation, and secure outdoor storage are brought together on one property, reducing the need to operate from separate locations.



Built for industrial users

Clear-span construction, high-bay access, and power options support a wide range of operations.



Property highlights

- 8,000 SF industrial warehouse
- Divisible from 4,000 to 8,000 SF
- 80 x 100 building footprint
- Site and shell completed September 2026
- Office space included
- TI allowance included
- Custom office and warehouse improvements
- Fully insulated and heated warehouse
- 20-foot eave height
- Six motorized 12 x 14 overhead doors
- 120/208V 3-phase power
- 480V power available
- I-M industrial zoning
- Abundant on-site parking

Functional warehouse environment

The insulated clear-span interior provides an open, adaptable work area with room for storage, staging, equipment, and production-related functions. Multiple overhead doors support flexible access and efficient movement through the building.



A rare fenced laydown yard

Secure, usable outdoor space adds flexibility for equipment, fleet, materials, and staging.



Secure yard and laydown capability

Situated on approximately one acre, the property includes a large graveled outdoor area enclosed by a 6-foot chain-link fence. The yard supports industrial users that need secure space beyond the building envelope.

- Equipment storage
- Material laydown
- Trailer and container storage
- Fleet parking
- Contractor staging
- Jobsite logistics support

Connected to the Tri-Cities

A truck-friendly location with quick access to SR-240 and the broader regional market.



Strategic location

Located in the Horn Rapids Business Center with quick access to SR-240 (Vantage Highway). The site supports efficient movement of employees, customers, equipment, and deliveries throughout the Tri-Cities region.

Designed for

- General and trade contractors
- Utility and infrastructure companies
- Equipment rental businesses
- Fleet and service operations
- Distribution and logistics users
- Light manufacturing and repair

Lease structure built around your operation

Flexible lease terms from 1 to 20 years allow tenants to match the commitment to their business plan. A Tenant Improvement allowance is included so office layouts and finishes can be customized to specific operational requirements.

AVAILABLE NOW

Secure a rare industrial combination

New construction, flexible space, office potential, high-bay access, and dedicated outdoor storage.



A UNIQUE LEASING OPPORTUNITY

4,000-8,000 SF AVAILABLE

\$15.00 PSF/YEAR NNN

TI allowance included | 1-20 year lease terms

Bring warehouse, office, parking, truck access, and secure laydown space together at one modern industrial property. Contact the listing representative to schedule a tour and discuss a buildout tailored to your operation.

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