Offering Memorandum

West Richland Industrial Complex

8111 KEENE RD, WEST RICHLAND, WA 99353

PRESENTED BY:

ROB ELLSWORTH, CCIM
O: 509.430.2378
rob.ellsworth@svn.com
WA #17790

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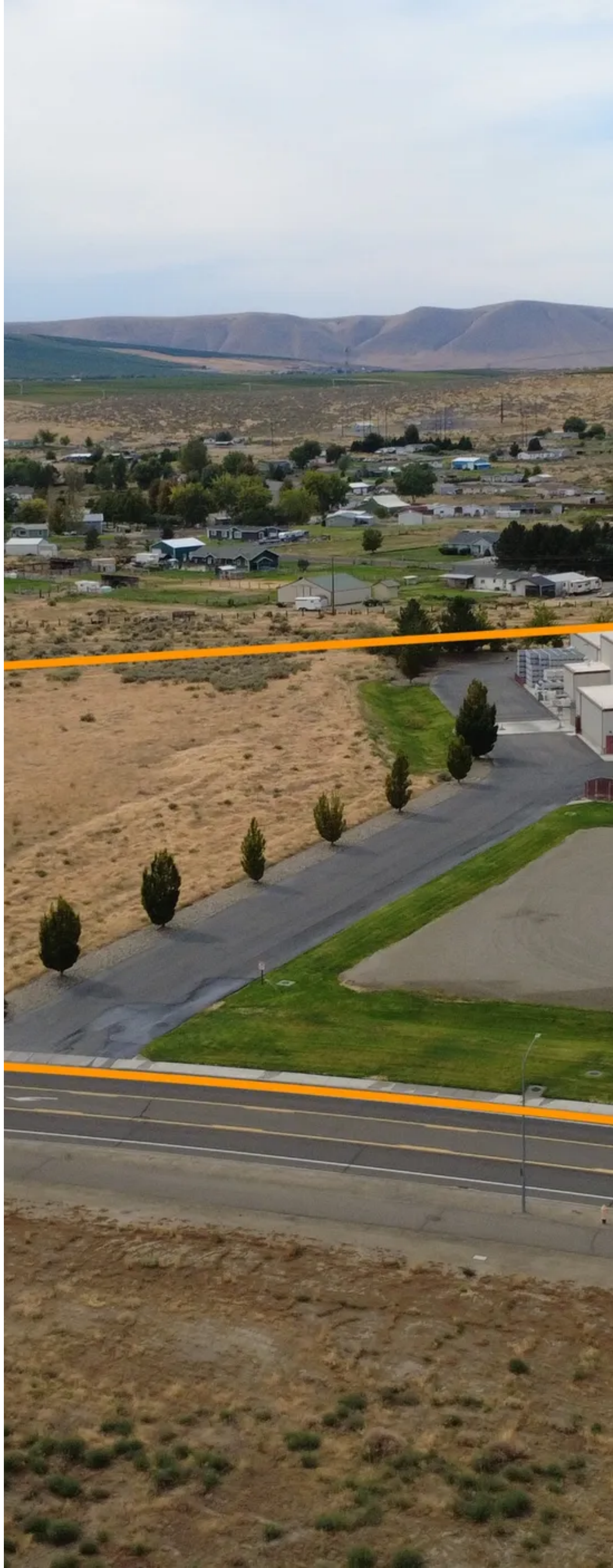


SVN RETTER & COMPANY

Property Information

PROPERTY SUMMARY

VIDEO

OFFERING SUMMARY	
SALE PRICE:	$10,600,000
LEASE RATE:	$9,021 - 25,569 per month (NNN)
AVAILABLE SF:	9,642 - 54,406 SF
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
- Can Be Demised Into Three Spaces
- Over Head Doors
- Dock Height Access
- Finished Offices
- Climate Controlled
- 54,406 SF
- 6 Overhead Doors
- Dock Height Access
- High Ceilings
- 6 Finished Offices/Lab Space
- Break Rooms with Kitchenettes

12 Acre Parcel

Overhead Doors

Flexible Layouts/Uses

LEASE SPACES

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
North	Available	17,485 SF	NNN	$18,385 per month	-
South	Available	25,153 SF	NNN	$25,569 per month	-
West	Available	9,642 SF	NNN	$9,021 per month	-

ZONING

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:

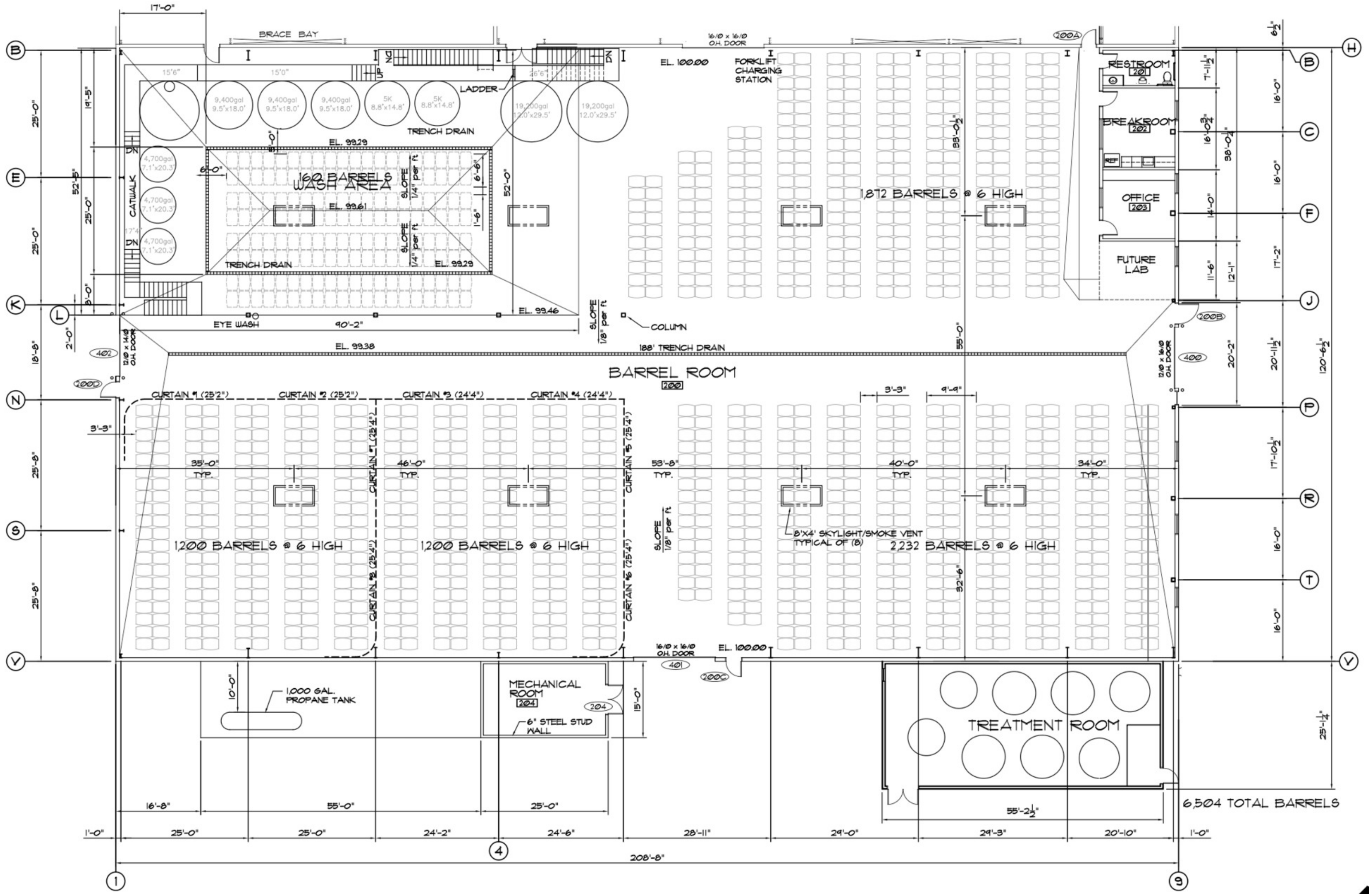
The light industrial district provides areas for the location of light manufacturing, wholesale trade and distribution, and bulk retail businesses which are largely devoid of nuisance factors and hazards, and may involve the fabrication, processing and handling of products.

PROPERTY PHOTO

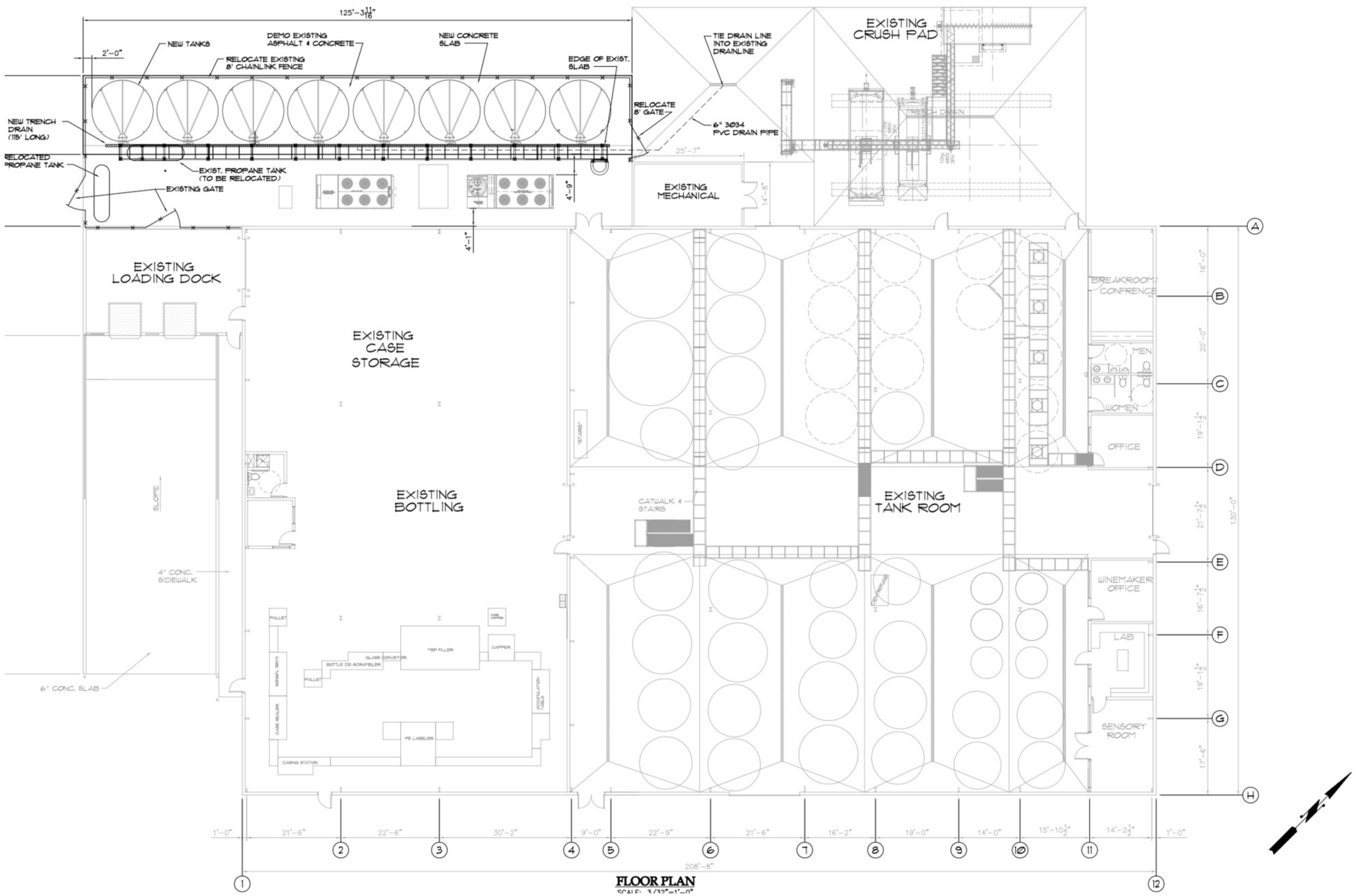
SVN RETTER & COMPANY

ADDITIONAL PHOTOS

FLOOR PLAN


BRACE BAY
16/0 x 16/0 O.H. DOOR
EL. 100.00
FORKLIFT CHARGING STATION
RESTROOM 201
BREAKROOM 202
OFFICE 203
FUTURE LAB
9,400gal 9.5'x18.0'
5K 8.8'x14.8'
19,200gal 12.0'x29.5'
4,700gal 7.1'x20.3'
LADDER
TRENCH DRAIN
EL. 99.29
160 BARRELS
WASH AREA
EL. 99.61
SLOPE 1/4" per ft
CATWALK
EYE WASH
EL. 99.46
EL. 99.38
COLUMN
188' TRENCH DRAIN
1,872 BARRELS @ 6 HIGH
BARREL ROOM 200
CURTAIN #1 (25'2")
CURTAIN #2 (25'2")
CURTAIN #3 (24'4")
CURTAIN #4 (24'4")
1,200 BARRELS @ 6 HIGH
1,200 BARRELS @ 6 HIGH
2,232 BARRELS @ 6 HIGH
8'X4' SKYLIGHT/SMOKE VENT TYPICAL OF (8)
SLOPE 1/8" per ft
1,000 GAL. PROPANE TANK
MECHANICAL ROOM 204
6" STEEL STUD WALL
TREATMENT ROOM
6,504 TOTAL BARRELS
208'-8"

FLOOR PLAN



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Location Information

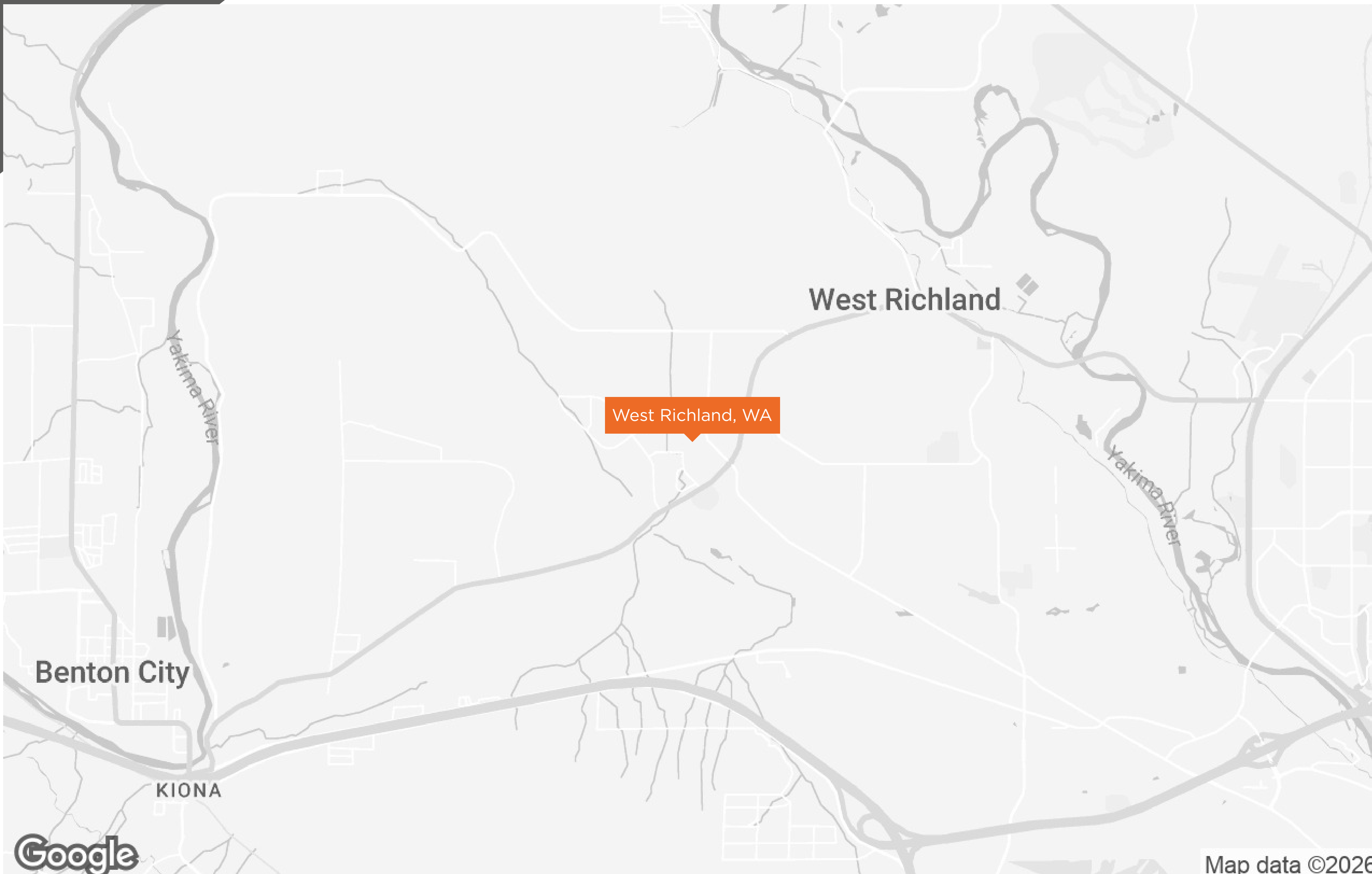
LOCATION DESCRIPTION

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.

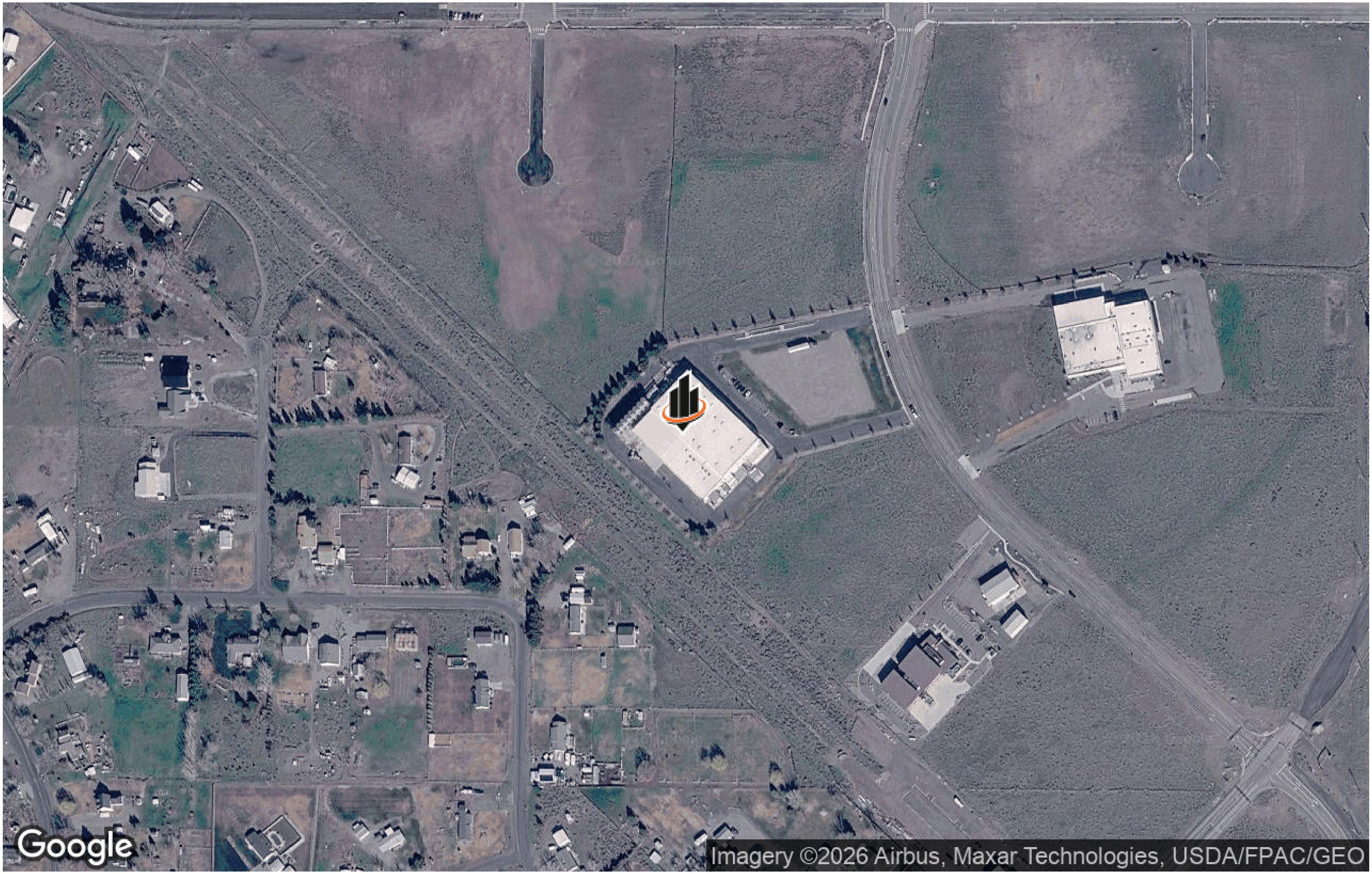
West Richland Washington is a growing community located in the Tri-Cities region of southeastern Washington. Nestled between the Yakima River and the renowned Red Mountain wine region, West Richland offers a quieter, small-town atmosphere while remaining just minutes from the employment centers and amenities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


Google
Imagery ©2026 Airbus, Maxar Technologies, USDA/FPAC/GEO

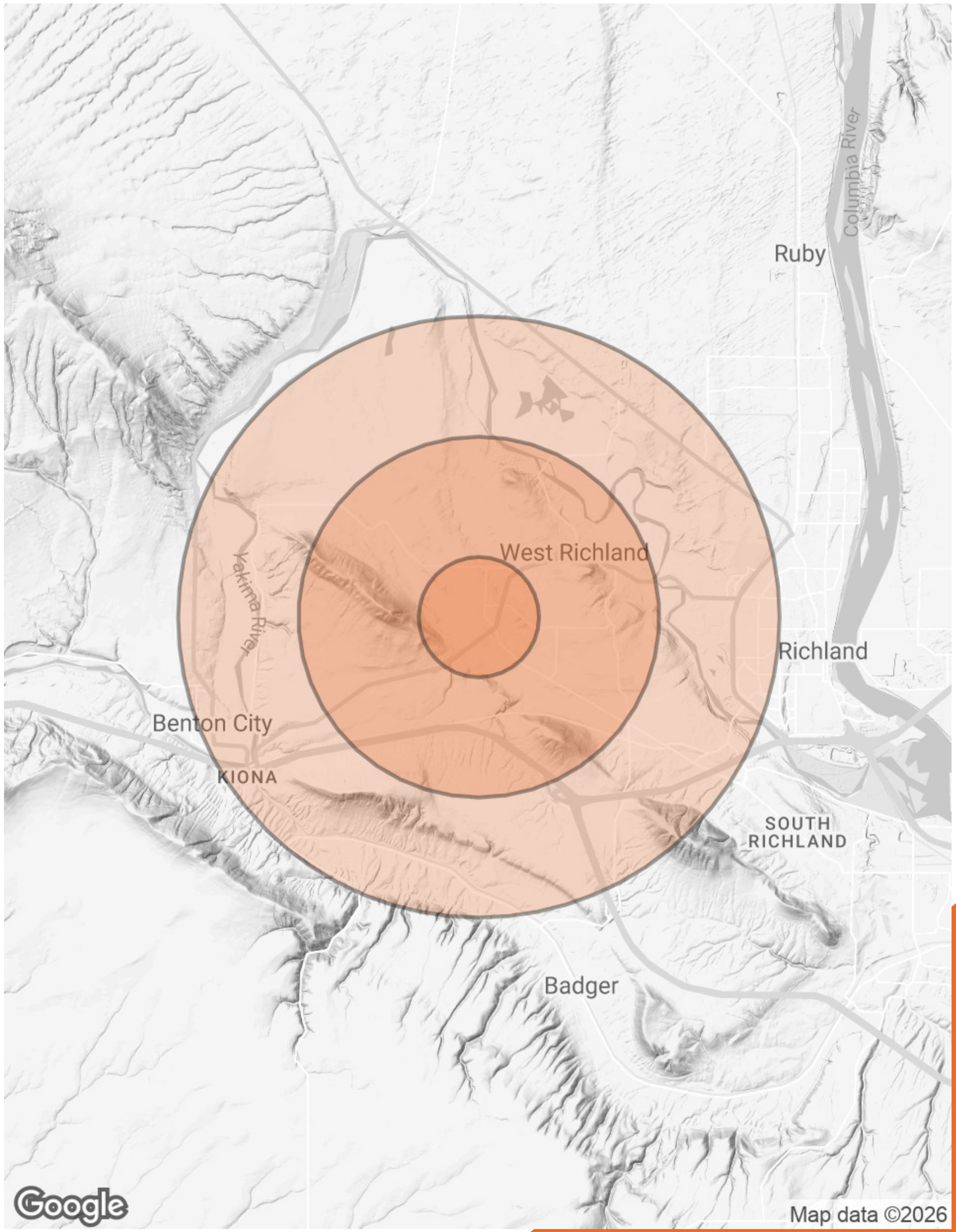
Demographics

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

KEY FACTS

2,195
Population

41.4
Median Age

2.7
Average Household Size

$143,808
Median Household Income

EDUCATION

4.9%
No High School Diploma

13.0%
High School Graduate

36.1%
Some College/ Associate's Degree

45.9%
Bachelor's/Grad/ Prof Degree

BUSINESS

15
Total Businesses

119
Total Employees

EMPLOYMENT

70.8%
White Collar

14.6%
Blue Collar

14.7%
Services

2.1%
Unemployment Rate

INCOME

$143,808
Median Household Income

$59,725
Per Capita Income

$1,027,252
Median Net Worth

2026 Households by income (Esri)

The largest group: $200,000+ (27.0%)

The smallest group: $25,000 - $34,999 (1.2%)

Indicator ▲	Value	Diff
<$15,000	5.6%	-3.3%
$15,000 - $24,999	2.6%	-3.0%
$25,000 - $34,999	1.2%	-2.1%
$35,000 - $49,999	3.0%	-2.9%
$50,000 - $74,999	7.4%	-6.1%
$75,000 - $99,999	10.5%	-4.9%
$100,000 - $149,999	21.7%	+0.5%
$150,000 - $199,999	20.9%	+7.8%
$200,000+	27.0%	+13.8%

Bars show deviation from Benton County

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

KEY FACTS

16,265
Population

38.4
Median Age

2.9
Average Household Size

$119,619
Median Household Income

EDUCATION

8.0%
No High School Diploma

21.6%
High School Graduate

31.8%
Some College/ Associate's Degree

38.6%
Bachelor's/Grad/ Prof Degree

BUSINESS

234
Total Businesses

1,409
Total Employees

EMPLOYMENT

67.2%
White Collar

18.2%
Blue Collar

14.6%
Services

3.2%
Unemployment Rate

INCOME

$119,619
Median Household Income

$48,130
Per Capita Income

$543,055
Median Net Worth

2026 Households by income (Esri)

The largest group: $100,000 - $149,999 (28.5%)

The smallest group: $25,000 - $34,999 (1.9%)

Indicator ▲	Value	Diff
<$15,000	5.8%	-3.1%
$15,000 - $24,999	3.3%	-2.3%
$25,000 - $34,999	1.9%	-1.4%
$35,000 - $49,999	3.8%	-2.1%
$50,000 - $74,999	9.4%	-4.1%
$75,000 - $99,999	12.1%	-3.3%
$100,000 - $149,999	28.5%	+7.3%
$150,000 - $199,999	17.2%	+4.1%
$200,000+	18.0%	+4.8%

Bars show deviation from Benton County

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 3 - 5 miles

KEY FACTS

26,519
Population

39.0
Median Age

2.5
Average Household Size

$108,663
Median Household Income

EDUCATION

5.1%
No High School Diploma

20.6%
High School Graduate

33.7%
Some College/ Associate's Degree

40.6%
Bachelor's/Grad/ Prof Degree

BUSINESS

542
Total Businesses

7,021
Total Employees

EMPLOYMENT

66.3%
White Collar

20.4%
Blue Collar

13.3%
Services

3.9%
Unemployment Rate

INCOME

$108,663
Median Household Income

$51,055
Per Capita Income

$398,609
Median Net Worth

2026 Households by income (Esri)

The largest group: $100,000 - $149,999 (24.9%)
The smallest group: $25,000 - $34,999 (2.6%)

Indicator ▲	Value	Diff
<$15,000	4.8%	-4.1%
$15,000 - $24,999	3.6%	-2.0%
$25,000 - $34,999	2.6%	-0.7%
$35,000 - $49,999	5.1%	-0.8%
$50,000 - $74,999	12.3%	-1.2%
$75,000 - $99,999	15.7%	+0.3%
$100,000 - $149,999	24.9%	+3.7%
$150,000 - $199,999	16.9%	+3.8%
$200,000+	14.0%	+0.8%

Bars show deviation from Benton County

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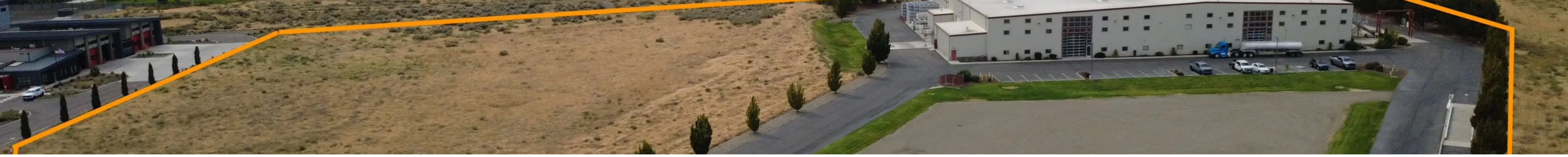

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329 N. KELLOGG
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