

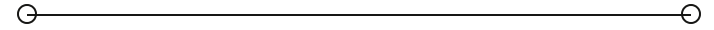


**LEASE**

# 2465 Stevens Dr

**2465 STEVENS DR**

Richland, WA 99354



**PRESENTED BY:**

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WA #109003



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$12.00 SF/month + \$2.27(NNN)
<b>BUILDING SIZE:</b>	6,020 SF
<b>AVAILABLE SF:</b>	6,020 SF
<b>LOT SIZE:</b>	77,973 SF
<b>YEAR BUILT:</b>	2010
<b>APN:</b>	127081013508004

## PROPERTY OVERVIEW

Introducing a prime commercial space for lease at 2465 Stevens Dr, Richland, WA, 99354. This modern property boasts 5,020 square feet of versatile shop space, complemented by a 1,000 square foot office/showroom area. Built in 2010 on a generous 1.778-acre lot, this property is equipped with 400 amp 3 phase power, a convenient grade level roll-up door, and a dock high door for seamless logistical operations. Whether for manufacturing, distribution, or retail, this property offers an ideal canvas for businesses seeking a well-appointed, flexible workspace in a strategic location.

## PROPERTY HIGHLIGHTS

- 5,020 sf of shop space
- 1,000 sf of office/showroom
- built in 2010
- 1.778 acres
- 400 amp 3 phase power
- Grade level roll up door

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**ADDITIONAL PHOTOS**



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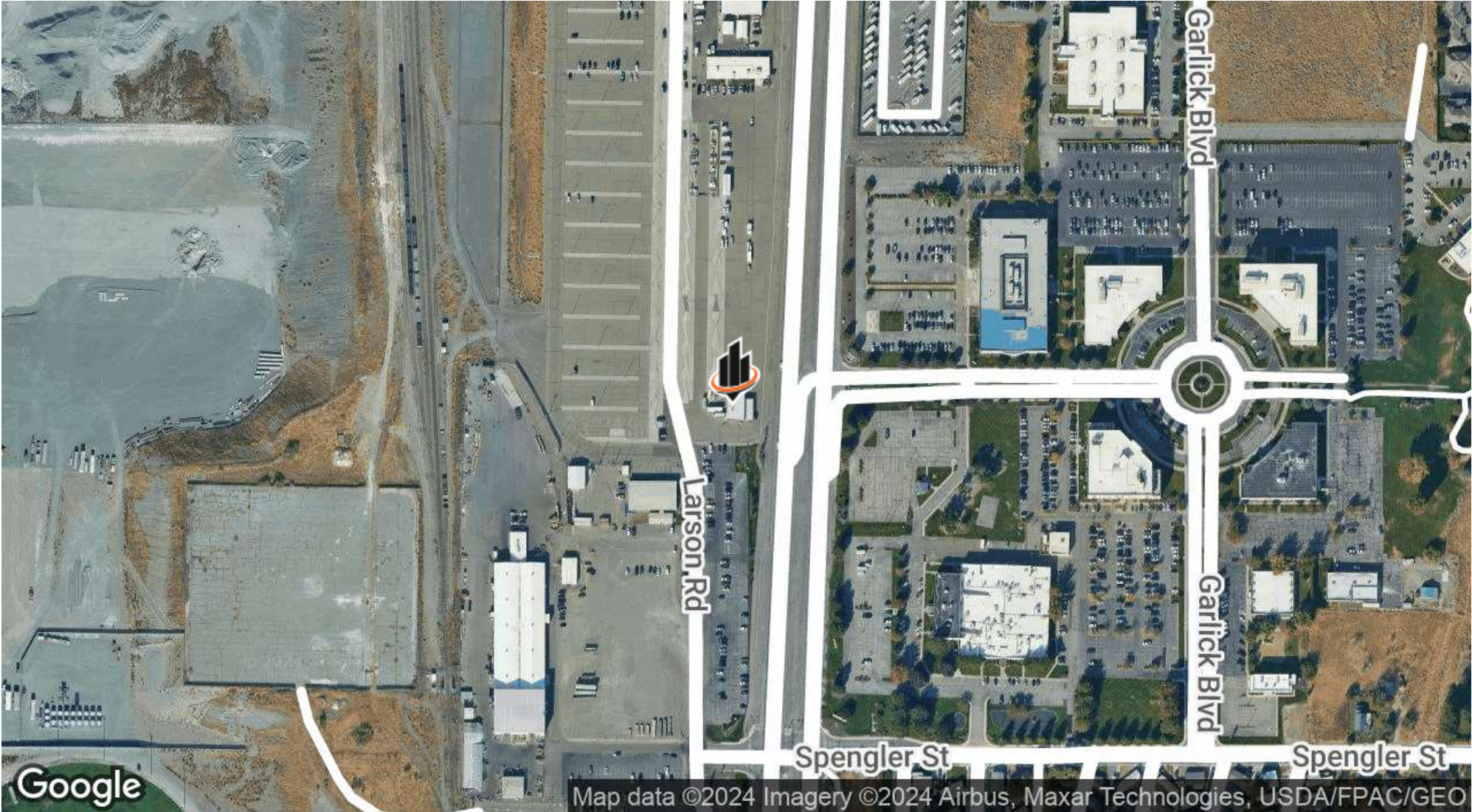
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**LOCATION MAP**



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# DEMOGRAPHICS MAP & REPORT

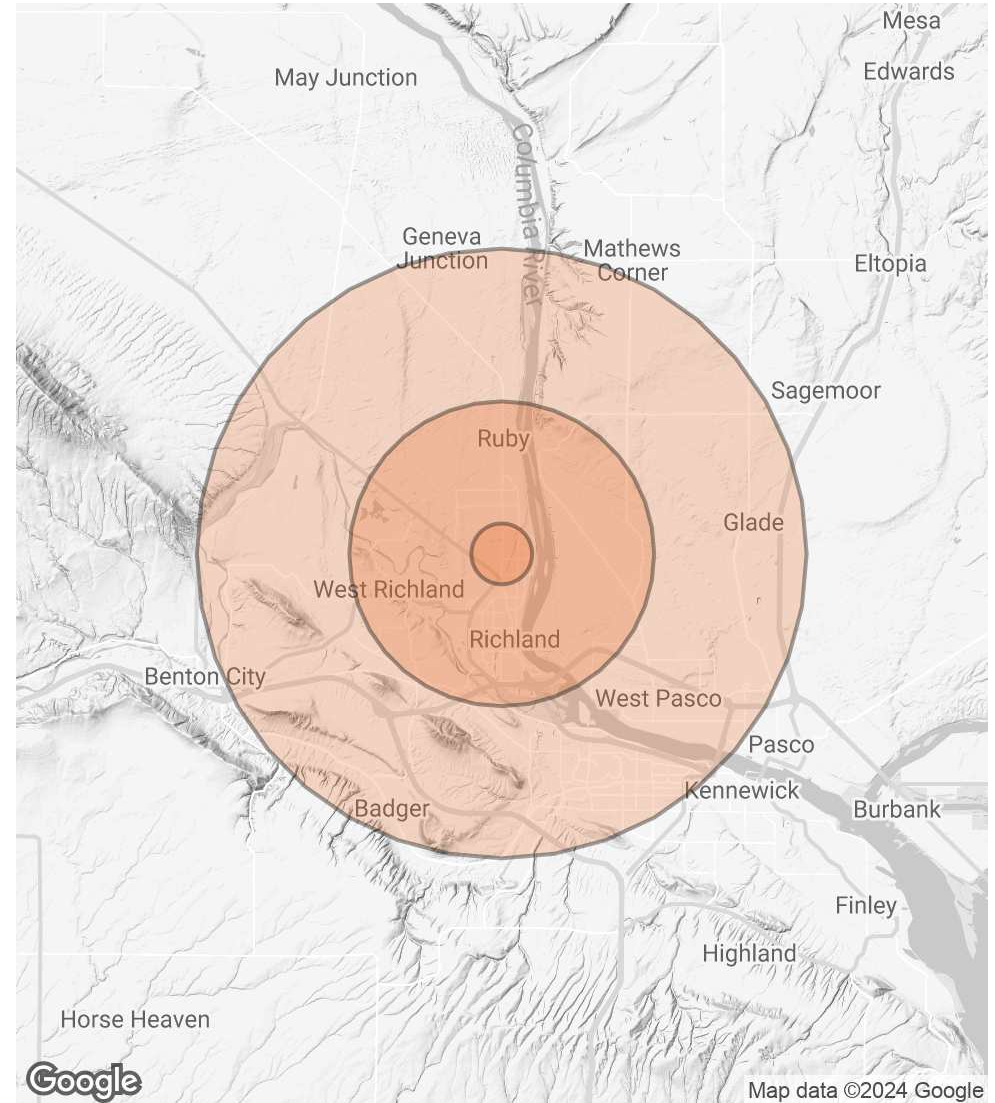
## POPULATION

	1 MILE	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	3,754	55,409	175,076
<b>AVERAGE AGE</b>	35.3	35.3	35.8
<b>AVERAGE AGE (MALE)</b>	35.4	34.4	35.0
<b>AVERAGE AGE (FEMALE)</b>	38.4	36.3	36.4

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	1,577	21,504	66,319
<b># OF PERSONS PER HH</b>	2.4	2.6	2.6
<b>AVERAGE HH INCOME</b>	\$83,772	\$88,762	\$91,101
<b>AVERAGE HOUSE VALUE</b>	\$206,723	\$251,077	\$262,725

2020 American Community Survey (ACS)



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