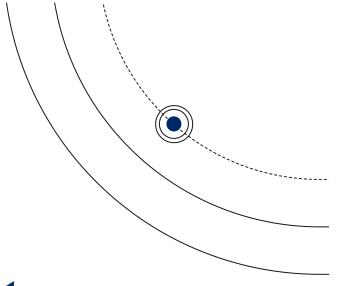


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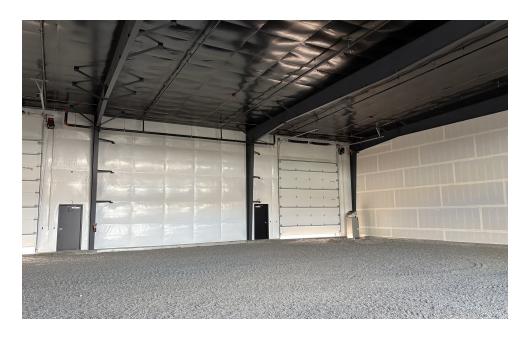
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Regional Map Location Map Aerial Map





PROPERTY SUMMARY





VIDEO

OFFERING SUMMARY

LEASE RATE:	\$6,550.00 per month (NNN)
AVAILABLE SF:	5,200 SF
LOT SIZE:	1.57 Acres
BUILDING SIZE:	18,858 SF
NNN RATE:	\$1,950 per month

PROPERTY DESCRIPTION

This all new industrial warehouse has one suite remaining. This site features frontage along Stevens and quick access to highways and major arterials. The suite has a glass front entrance, overhead door and fenced yard space.

PROPERTY HIGHLIGHTS

- 5,200 sf
- Gray Shell Condition
- Fenced Yard Space
- Stevens Drive Frontage

PROPERTY DESCRIPTION



ZONING

The property is zoned Medium Industrial Use District (I-M), which is defined in the city of Richland Municipal Code, Chapter 23.26.010 as:

The medium industrial use district (I-M) is a zone providing for limited manufacturing, assembly, warehousing and distribution operations and retail and wholesale sales of products manufactured on the premises or products allied thereto; and administrative and research and development facilities for science-related activities and commercial uses that are supportive and compatible with other uses allowed in the district. Regulations are intended to prevent frictions between uses within the district, and also to protect nearby residential districts. This zoning classification is intended to be applied to some portions of the city that are designated industrial under the city of Richland comprehensive plan.

LOCATION DESCRIPTION

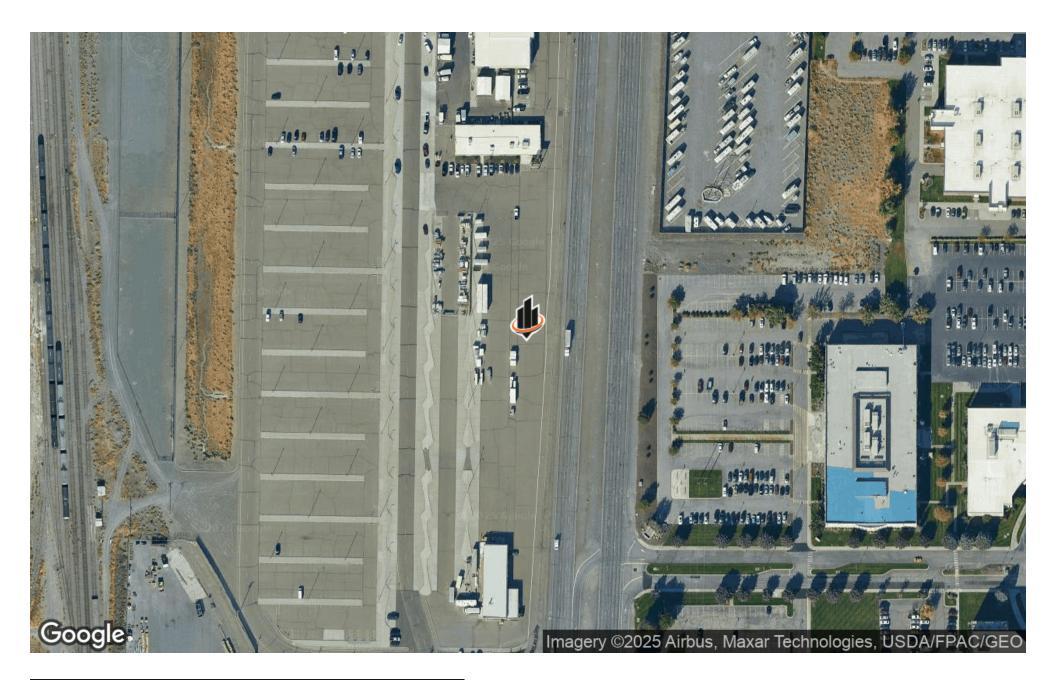
Prime Location with Stevens Drive frontage. Quick access to major arterials, highways and Hanford site.



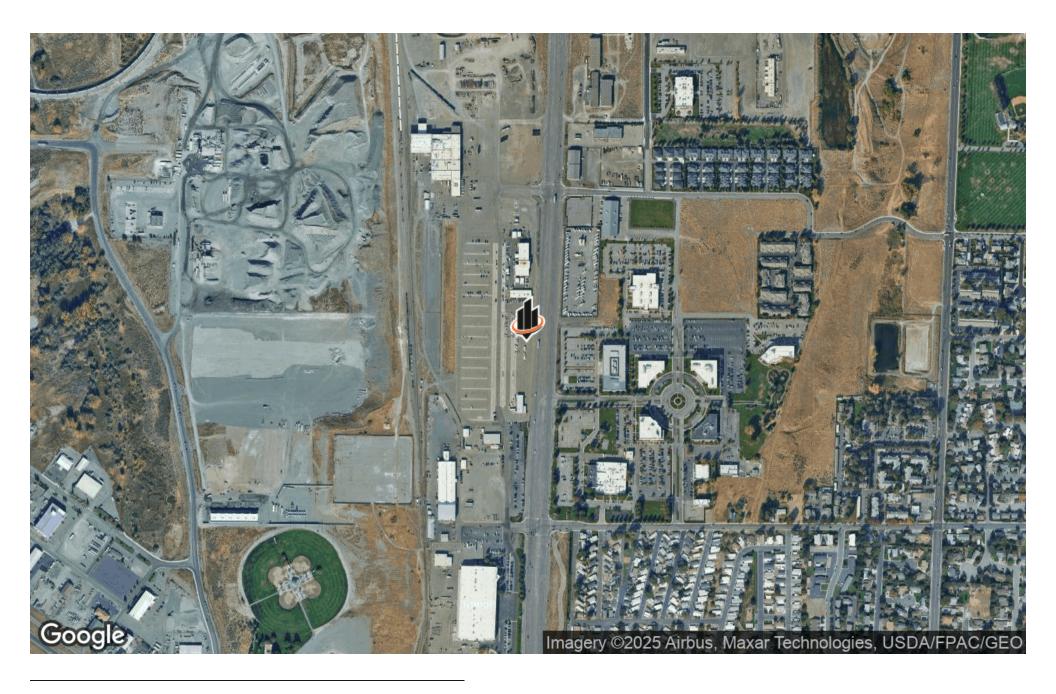
REGIONAL MAP



LOCATION MAP



AERIAL MAP



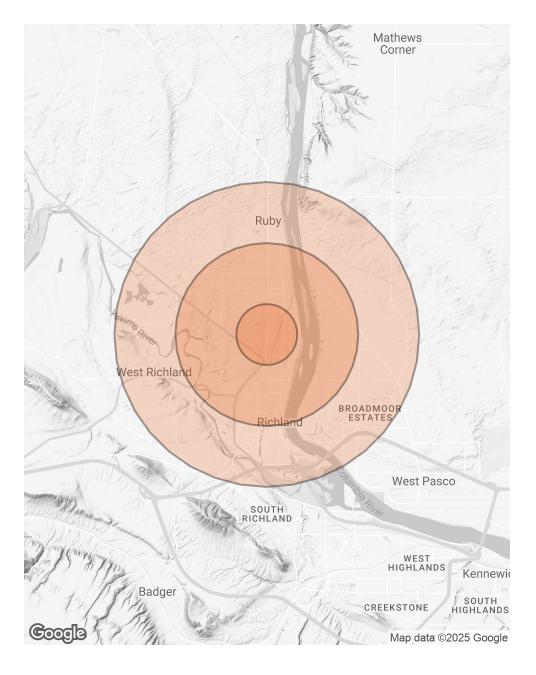


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,129	27,812	60,361
AVERAGE AGE	41	40	38
AVERAGE AGE (MALE)	41	39	38
AVERAGE AGE (FEMALE)	41	41	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,220	11,114	23,080
# OF PERSONS PER HH	2.3	2.5	2.6
AVERAGE HH INCOME	\$114,486	\$113,526	\$122,663
AVERAGE HOUSE VALUE	\$367,093	\$402,315	\$422,109

Demographics data derived from AlphaMap

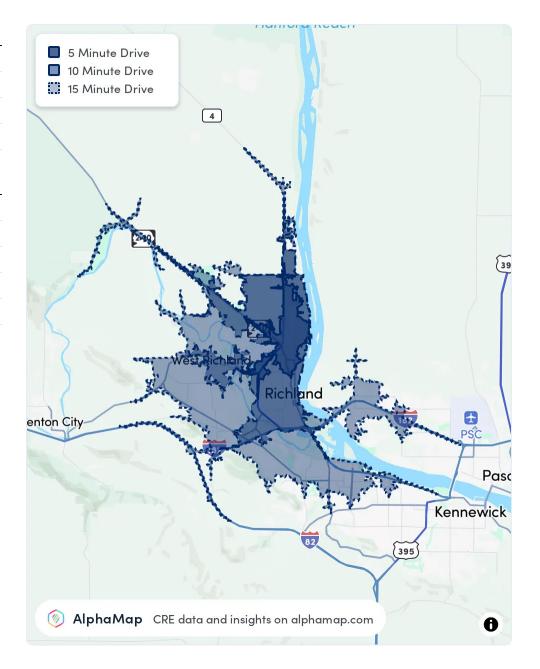


AREA ANALYTICS

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	11,491	36,708	87,832
AVERAGE AGE	40	39	38
AVERAGE AGE (MALE)	39	38	37
AVERAGE AGE (FEMALE)	41	40	39

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL HOUSEHOLDS	4,937	14,959	33,145
PERSONS PER HH	2.3	2.5	2.6
AVERAGE HH INCOME	\$100,609	\$104,456	\$128,491
AVERAGE HOUSE VALUE	\$360,619	\$377,538	\$427,436
PER CAPITA INCOME	\$43,743	\$41,782	\$49,419

Map and demographics data derived from AlphaMap



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.