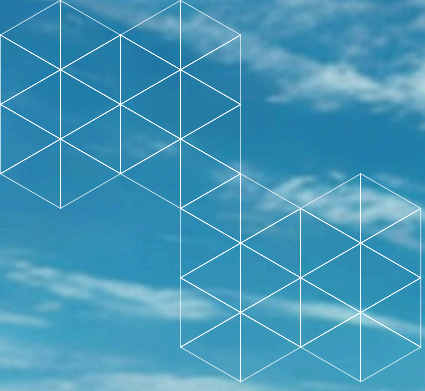


FOR LEASE



COMMERCIAL BUILDING IN CONNELL

800 S Columbia Avenue | Connell, WA 99326



KIEMLE
HAGOOD

| | |
|---------------|-----------------------|
| LEASE RATE | \$13.10 PSF /YR |
| EST NNN RATE | \$2.75 PSF |
| BUILDING SIZE | ±2,990 SF |
| YEAR BUILT | 1978 |
| LOT SIZE | ±0.98 AC (±42,688 SF) |
| PARCEL NO. | 556515681 |
| ZONING | Commercial General |
| PARKING | 21-30 Spaces |

MICHAEL PETRILLO

509.862.5747

michael.petrillo@kiemlehagood.com

LANCE BACON

509.430.6547

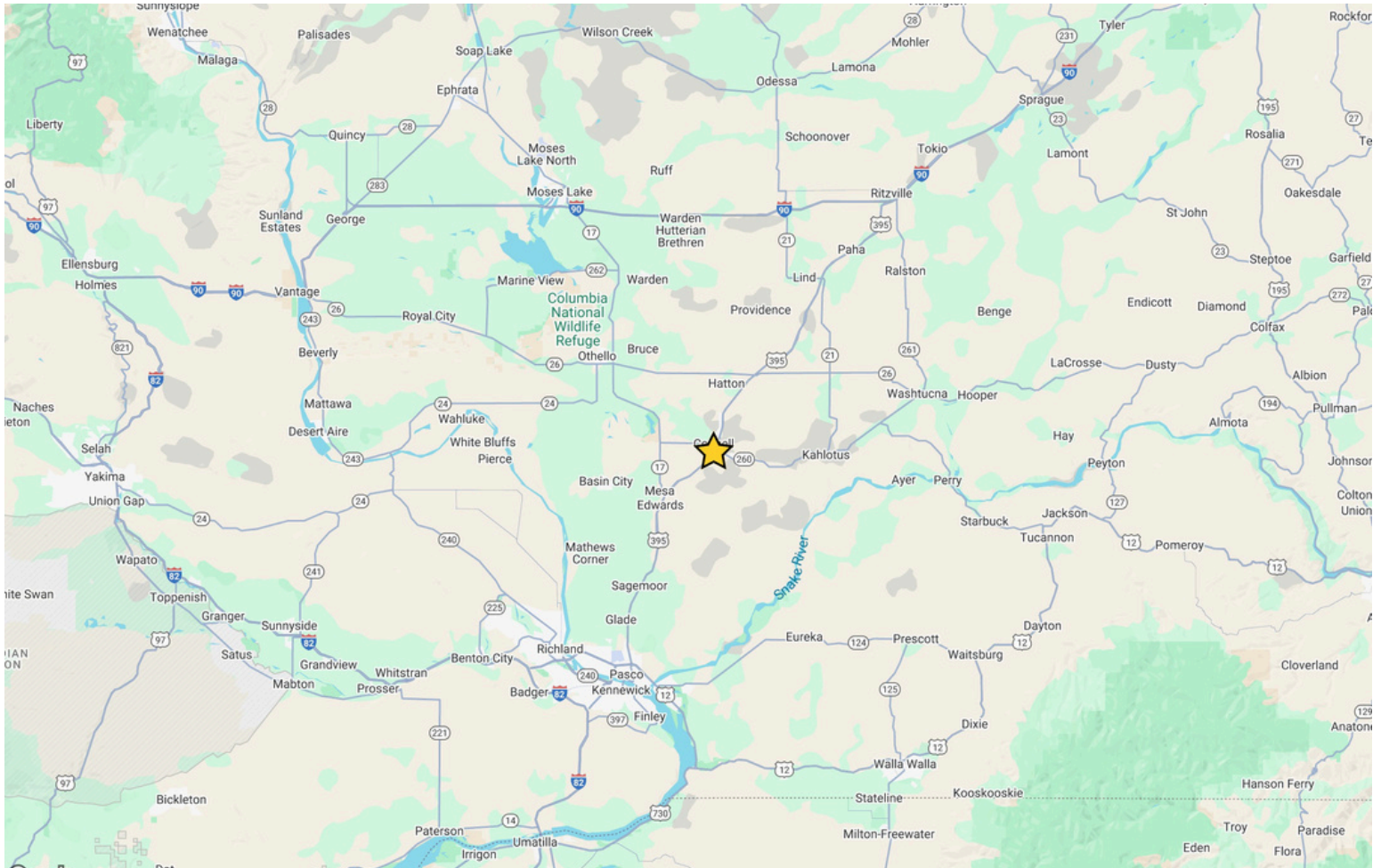
lance.bacon@kiemlehagood.com

PROPERTY OVERVIEW

COMMERCIAL BUILDING IN CONNELL FOR LEASE

Prime opportunity to secure a highly visible commercial building in Connell, formerly occupied by US Bank and now available for sublease. Positioned just off Highways 395, this property offers exceptional exposure and convenient access for customers. The $\pm 2,990$ SF building sits on a generous ± 0.98 acre lot and features excellent onsite parking, making it an ideal location for a financial institution or any professional user seeking a strong presence in the market. Built in 1978 and well maintained, the property is ready for its next occupant to capitalize on the area's steady traffic and growing community.





COMMERCIAL BUILDING IN CONNELL

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VIEW LOCATION



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OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

7025 W GRANDRIDGE BLVD, SUITE B-2
KENNEWICK, WA 99336