

INDUSTRIAL SPACE FOR SALE

2213 Henderson Loop

Richland, WA 99354

NATri-Cities

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Richland, Washington 99354

Property Overview

Position your business for success in one of Richland's fastest-growing industrial corridors. A rare opportunity for users needing both functional building space and outdoor yard area.

Conveniently located just minutes from key regional routes, 2213 Henderson Loop sits approximately 3 miles from I-182 and about 1 mile from Highway 225, providing quick, reliable access for transportation, commuting, and day-to-day operations.

Perfect fit for contractors, service companies, and investors. 1-acre laydown yard ideal for equipment, materials, fleet parking, or outdoor storage. Surrounded by growth, including industrial, retail, and restaurant users.

Property Highlights

- ±2-acre site with excellent utility
- ±4,800 SF building with offices + breakroom
- Room to operate and expand with 1-acre laydown
- Quick access to I-182 and Highway 225, supporting smooth and efficient logistics.

For More Information

Todd Sternfeld

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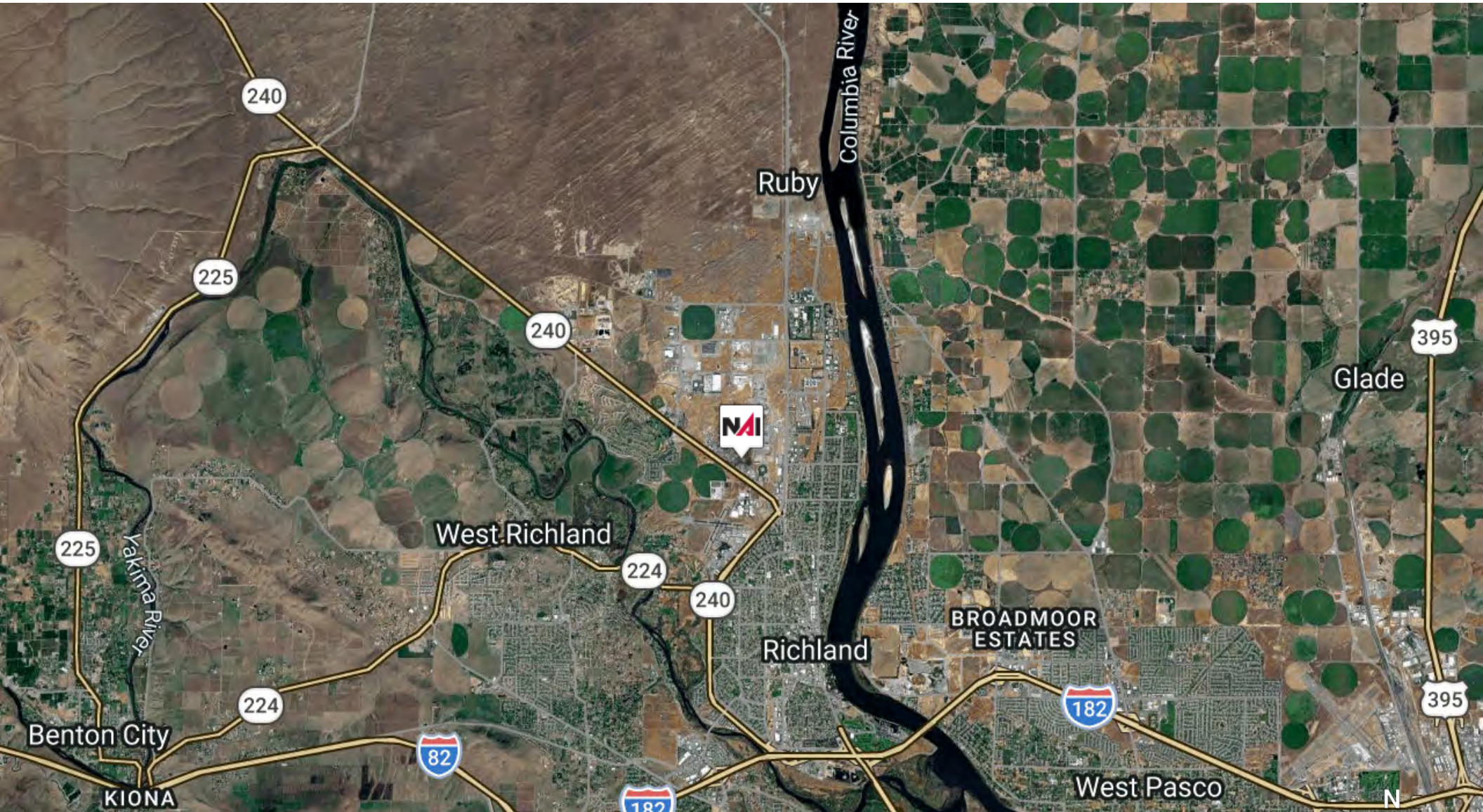
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Population	10 Miles	15 Miles	20 Miles
Total Population	184,513	273,667	285,403
Average Age	36.1	35.1	35.2
Average Age (Male)	35.7	34.8	34.9
Average Age (Female)	36.5	35.7	35.9
Households & Income	10 Miles	15 Miles	20 Miles
Total Households	66,883	95,654	99,440
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$119,665	\$110,872	\$111,153
Average House Value	\$411,527	\$390,622	\$389,410

2023 American Community Survey (ACS)