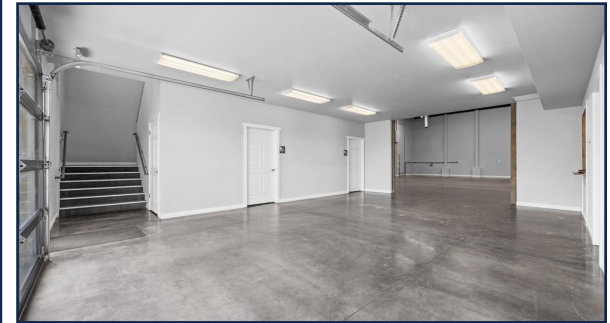
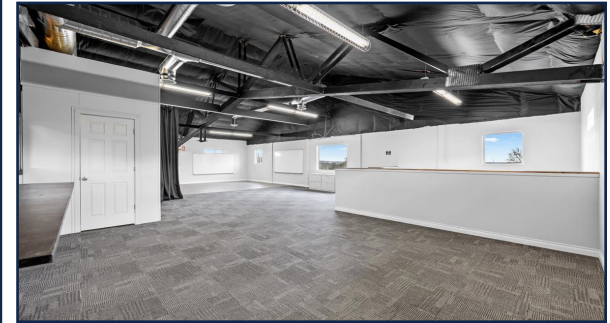
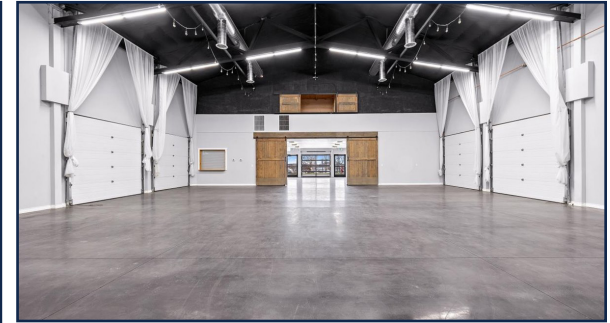


FOR LEASE \$20.00 SF/yr + NNN

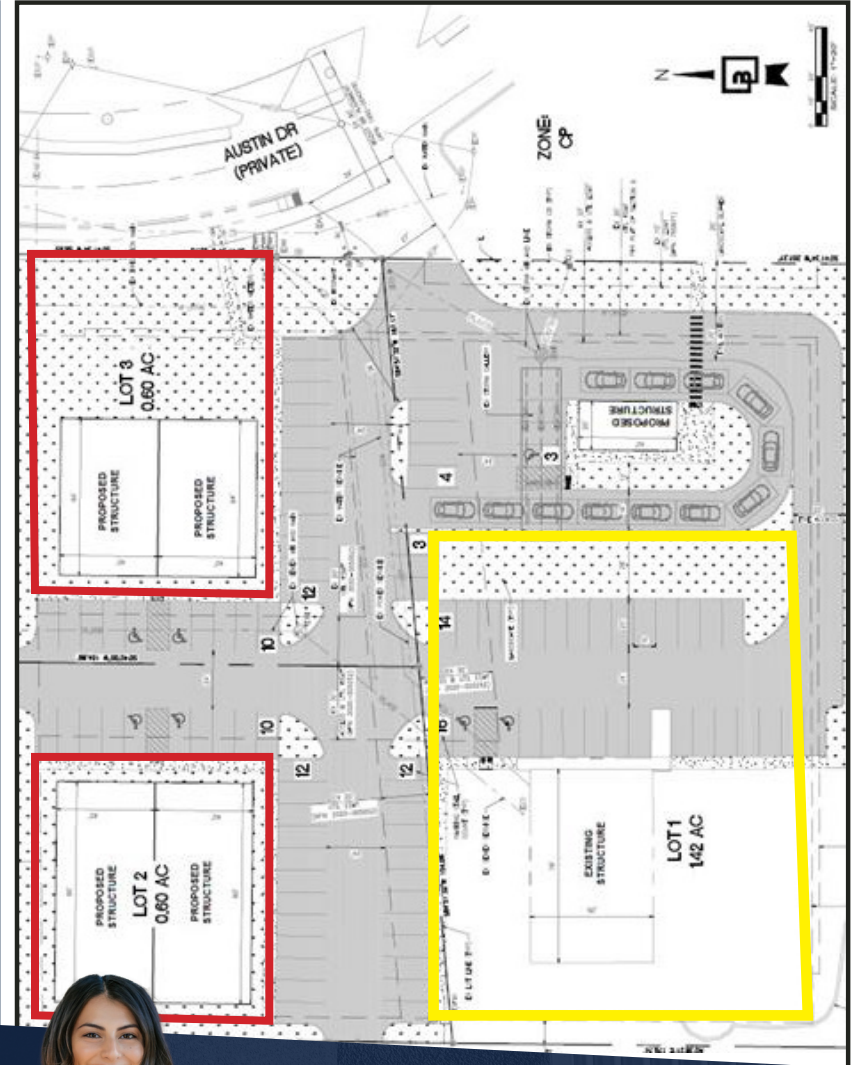
DYNAMIC FLEX SPACE, READY FOR BUSINESS!

Flex building in West Richland, near Flattop Park, on 1.42 acres of paved and landscaped land. CG zoning allows various uses, including brewery, roasting, venue, retail, and wholesale. 3,950 SF building with high ceilings and 4 roll-up doors. 1,450 SF mezzanine with office, kitchenette, and 2 ADA restrooms. 15,000 SF development at Flattop Hill's base, with trail access and diverse attractions. Crafted by StrickerCRE & Ownership, this fusion of commerce and nature promises a unique, flourishing community. *MLS#270531*

- Outdoor patio
- Dynamic potential
- NNN estimated at \$4.25/sf
- Bustling location

FOR LEASE **\$20.00 SF/yr + NNN**

4771 W VAN GIESEN ST | West Richland, WA.



DERRICK STRICKER
DESIGNATED BROKER



derrick@strickercre.com
509.591.9949



JAZMINE MURILLO
COMMERCIAL BROKER

jazmine@strickercre.com
509.591.9949

