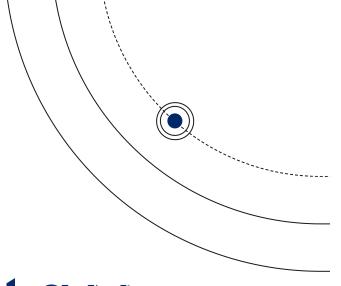


Table of Contents



3	PROPERTY INFORMATION		11	DEMOGRAPHICS	
	Property Summary	4		Demographics Map & Report	12
	Property Description	5		1 Mile InfoGraphics	13
	Additional Photos	6		3 Mile InfoGraphics	14
				5 Mile InfoGrapics	15
7	LOCATION INFORMATION			Area Analytics	16
/				Disclaimer	17
	Regional Map	8			
	Location Map	9			

10

Aerial Map





PROPERTY SUMMARY





VIDEO

OFFERING SUMMARY

LEASE RATE:	\$12.50 SF/yr (NNN)
AVAILABLE SF:	8,484 SF
LOT SIZE:	2.96 Acres
BUILDING SIZE:	3,064 SF

PROPERTY DESCRIPTION

Introducing an exceptional leasing opportunity in Kennewick, WA, offering a generous 8,484 SF of industrial warehouse space. This versatile property showcases convenient overhead doors, providing seamless access for loading and unloading operations. With available yard space and adaptable office/finished space tailored to your needs, this property offers the flexibility to accommodate various business requirements. Whether you're seeking ample storage capacity, a base for manufacturing operations, or a distribution hub, this property presents an ideal canvas for realizing your industrial vision. Positioned to support your operational efficiency and growth, this property is a prime choice for businesses seeking a dynamic and adaptable space.

PROPERTY HIGHLIGHTS

- 8.484 SF
- Industrial Warehouse
- Overhead Doors

PROPERTY DESCRIPTION



ZONING

The property is zoned INDUSTRIAL, LIGHT (IL), which is defined in the city of Kennewick Municipal Code, Chapter 18.03.040 as:

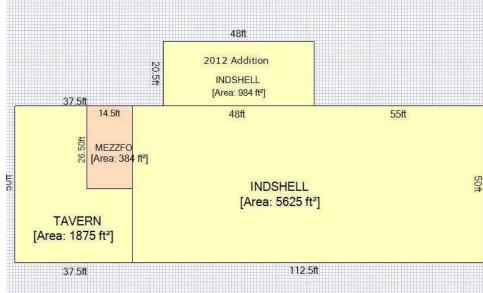
IL - The purpose of the IL district is to provide areas for less intensive manufacturing and industrial uses, warehousing, and distribution operations to serve the district.

LOCATION DESCRIPTION

Explore the growing Kennewick market, a prime location for Industrial/Warehouse/Distribution tenants. The area's strategic position offers seamless access to major transportation routes, including I-82 and I-182, facilitating efficient distribution and logistics operations. Nearby, the Tri-Cities Airport provides essential connectivity, while the bustling Port of Kennewick and Port of Pasco enhance shipping capabilities. Within close proximity, companies benefit from a diverse talent pool and a robust network of suppliers. With a strong economic landscape, vibrant community, and an array of recreational amenities, the Kennewick-Pasco-Richland market creates an ideal environment for industrial success.

ADDITIONAL PHOTOS



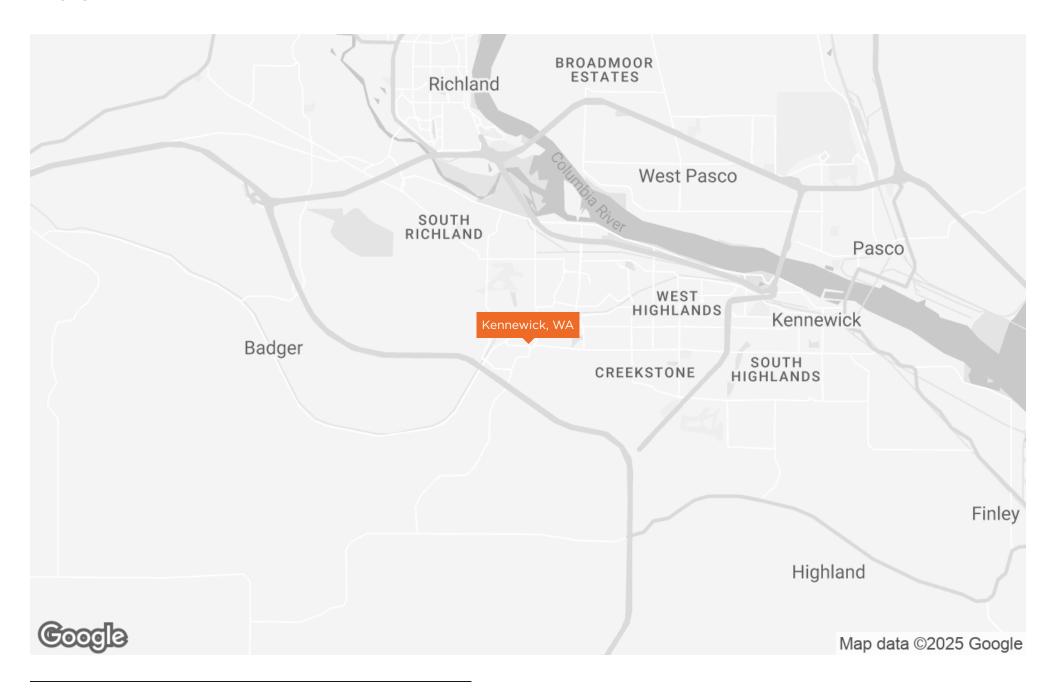




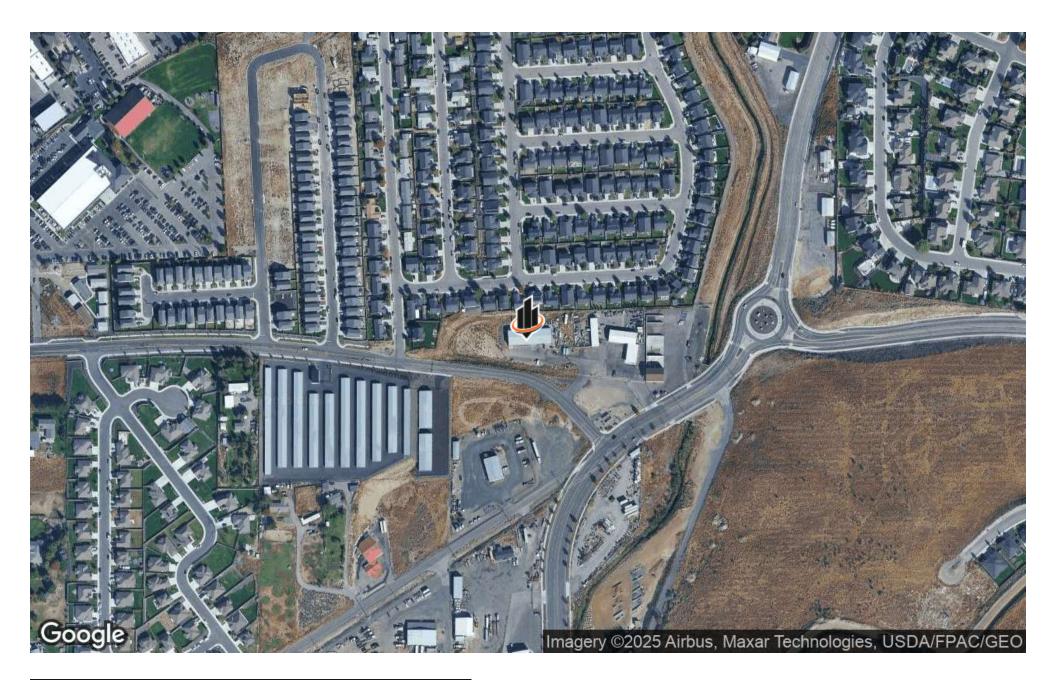




REGIONAL MAP



LOCATION MAP



AERIAL MAP



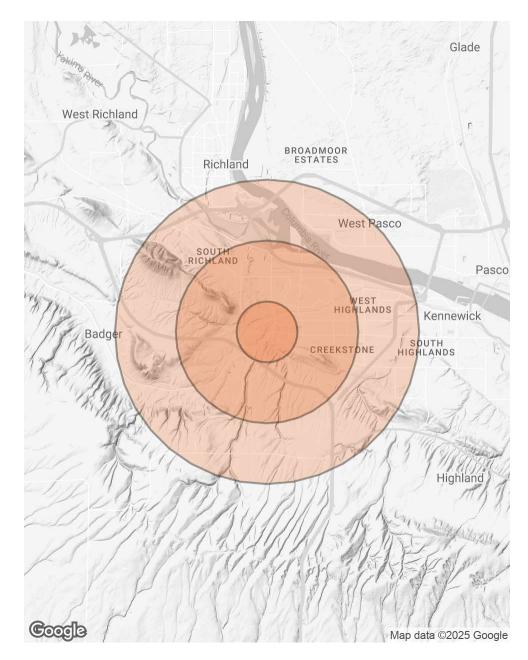


DEMOGRAPHICS MAP & REPORT

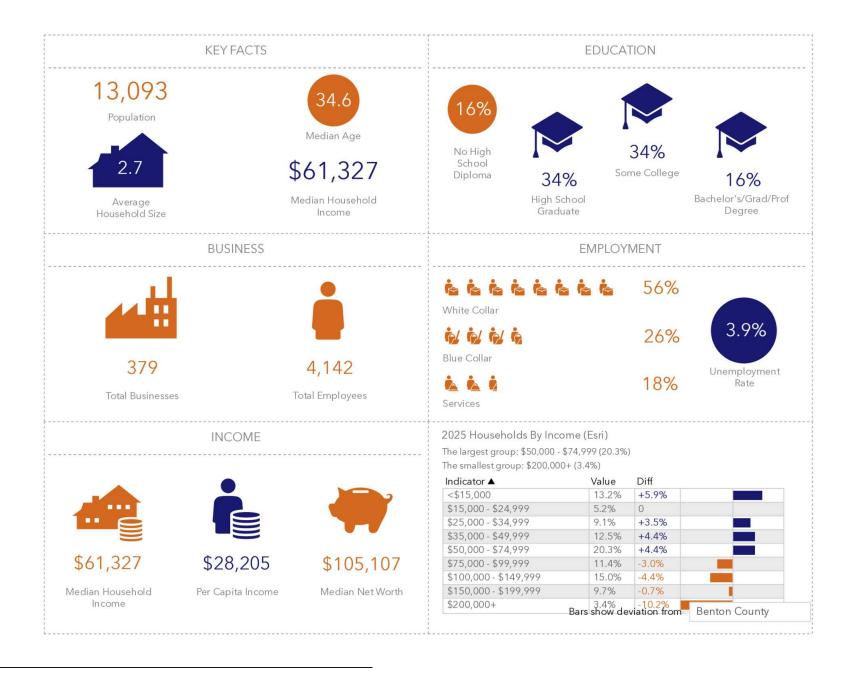
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,182	32,945	72,448
AVERAGE AGE	38.4	36.5	35.5
AVERAGE AGE (MALE)	36.3	35.8	34.8
AVERAGE AGE (FEMALE)	39.7	37.1	36.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,530	12,297	26,698
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$94,174	\$88,719	\$80,619
AVERAGE HOUSE VALUE	\$210,821	\$218,903	\$233,152

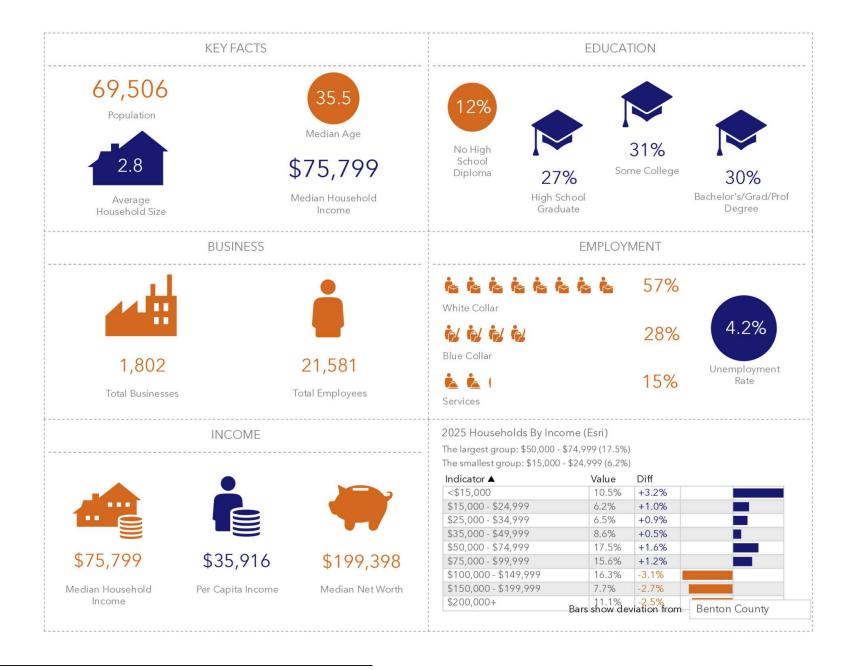
2020 American Community Survey (ACS)



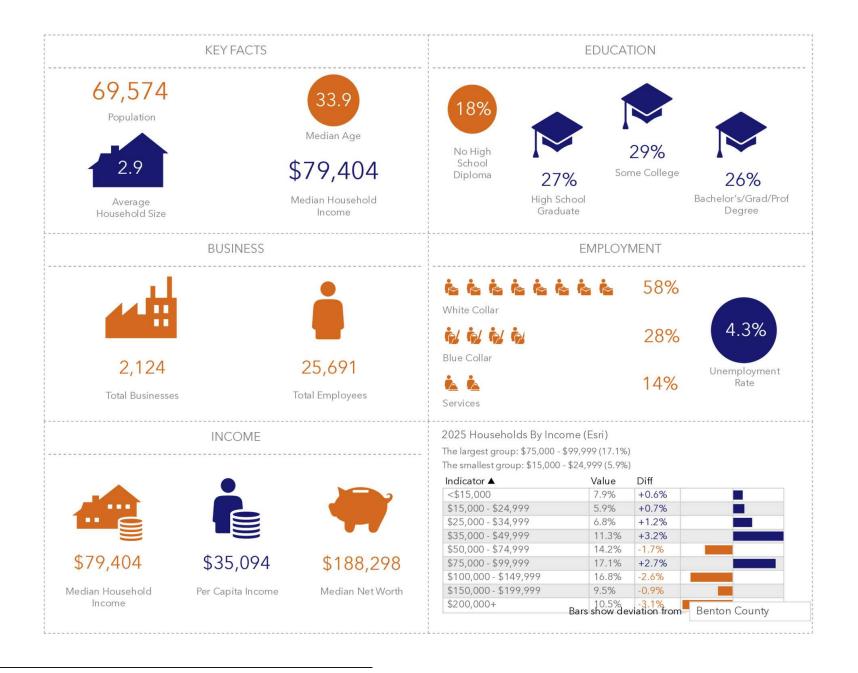
1 MILE INFOGRAPHICS



3 MILE INFOGRAPHICS



5 MILE INFOGRAPICS

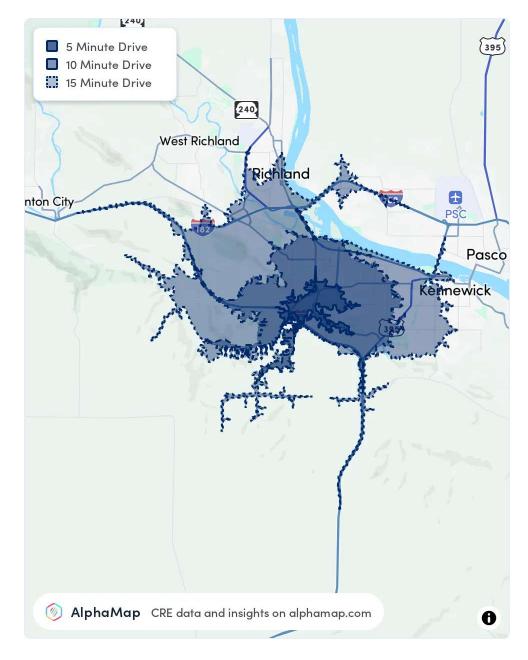


AREA ANALYTICS

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	10,268	61,373	119,471
AVERAGE AGE	39	39	38
AVERAGE AGE (MALE)	38	38	37
AVERAGE AGE (FEMALE)	40	40	39

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL HOUSEHOLDS	4,022	23,530	44,622
PERSONS PER HH	2.6	2.6	2.7
AVERAGE HH INCOME	\$124,272	\$119,714	\$117,581
AVERAGE HOUSE VALUE	\$466,749	\$440,320	\$430,203
PER CAPITA INCOME	\$47,796	\$46,043	\$43,548

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.