

**OFFERING MEMORANDUM**

# West Richland Industrial Complex

**7943 WEST VAN GIESEN STREET**

West Richland, WA 99353

**PRESENTED BY:**

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WA #17790



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SIGNAGE

SIGNAGE

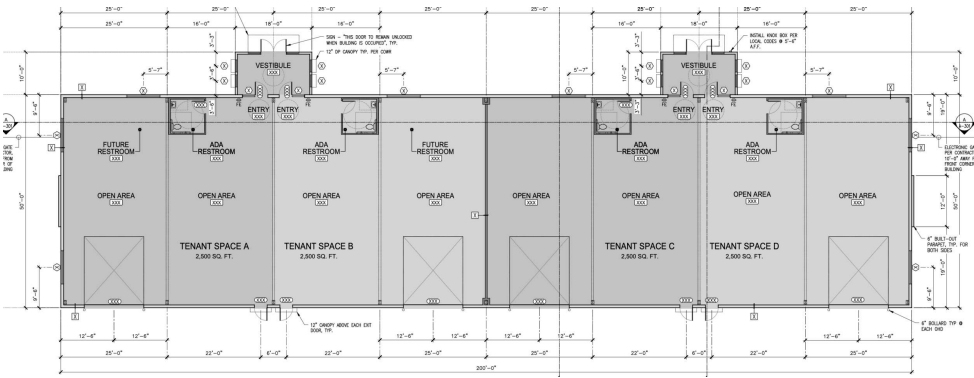
SECTION 1  
Property  
Information

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2,913.75 per month (NNN)
AVAILABLE SF:	2,590 SF
LOT SIZE:	2.88 Acres
BUILDING SIZE:	10,360 SF



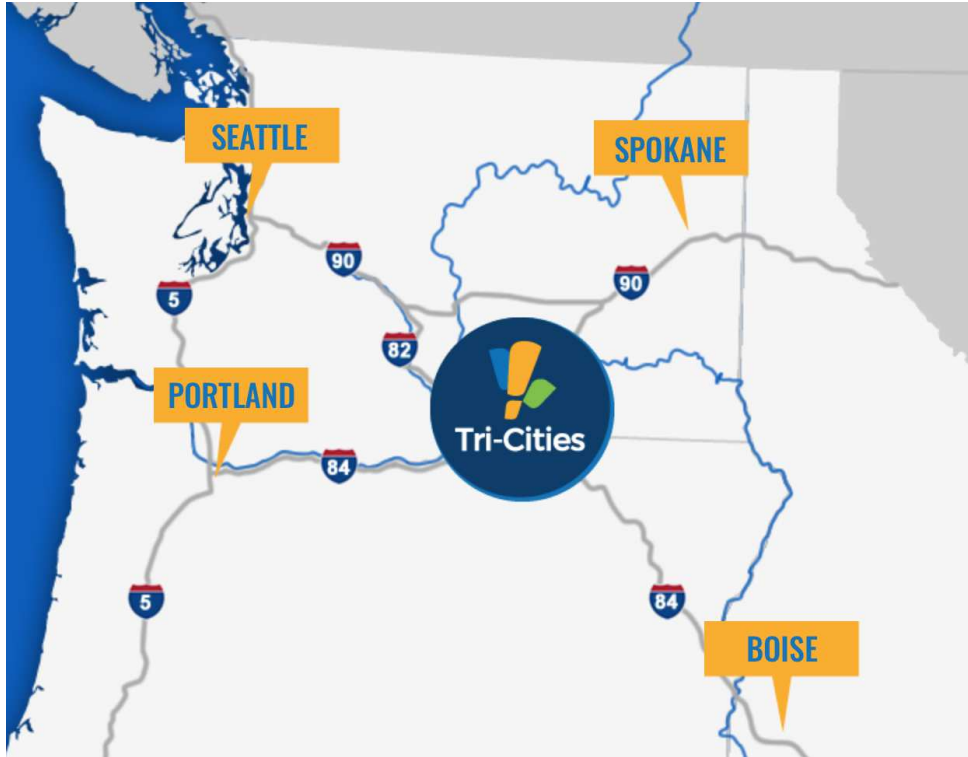
PROPERTY DESCRIPTION

Coming to West Richland, all new Industrial Space for Lease! These spaces will go quickly. Minimum SF is 2590 sf, each space will have it's own entrance, area for signage, 14x16 overhead door and some yard space will be available. All spaces are heated, insulated and have 20' eave height.

PROPERTY HIGHLIGHTS

- All New Industrial Buildings
- 10,360 sf Each
- 20 foot Eaves
- 14x16 Overhead Doors
- Insulated and Heated
- Yard Space Available

## PROPERTY DESCRIPTION



## ZONING

The property is zoned Light Industrial Use District (L-I), which is defined in the city of West Richland Municipal Code, Chapter 17.52 as:

The light industrial district provides areas for the location of light manufacturing, wholesale trade and distribution, and bulk retail businesses which are largely devoid of nuisance factors and hazards, and may involve the fabrication, processing and handling of products.

## LOCATION DESCRIPTION

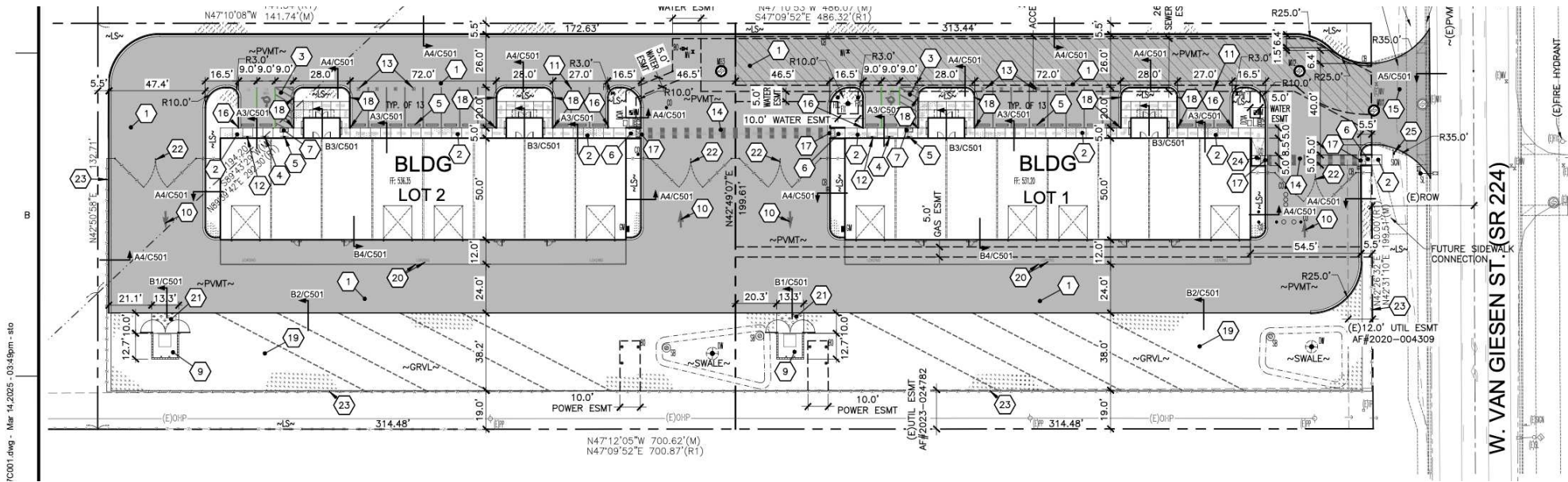
This all new industrial complex is located just off Van Giesen and Keene, where Van Giesen becomes SR 224. Directly across the street from the West Richland Police Department and a stones throw from the Red Mountain Events Center.

Situated at the confluence of the Columbia, Snake, and Yakima Rivers in Southeastern Washington, the Tri-Cities represent the Kennewick-Pasco-Richland Metropolitan Statistical Area in Benton and Franklin counties.

Kennewick, Pasco, Richland, and West Richland make up the Tri-Cities. Then why “Tri” when there are four? The short answer is that West Richland grew large enough to deserve recognition, but the area had already been branded as the “Tri-Cities.” So think of Tri-Cities as a label for the fastest growing metropolitan area in Washington State.

The Tri-Cities is centrally located and linked to the major population centers of the Pacific Northwest by Interstate Highways 82, 84, and 90. Seattle and Portland are 3 ½ hours by car. The BNSF and Union Pacific Railroads have a major presence in the Tri-Cities and the Columbia River connects the region with the Port of Portland. The Tri-Cities Airport (PSC) offers direct daily flights to Seattle, Portland, San Francisco, Denver, Salt Lake City, Phoenix, Los Angeles and Minneapolis.

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	2,590 SF	LEASE RATE:	\$2,913.75 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Building 1 Suite 1	Available	2,590 SF	NNN	\$2,914 per month
Building 1 Suite 2	Available	2,590 SF	NNN	\$2,914 per month
Building 1 Suite 3	Available	2,590 SF	NNN	\$2,914 per month
Building 1 Suite 4	Available	2,590 SF	NNN	\$2,914 per month

SIGNAGE

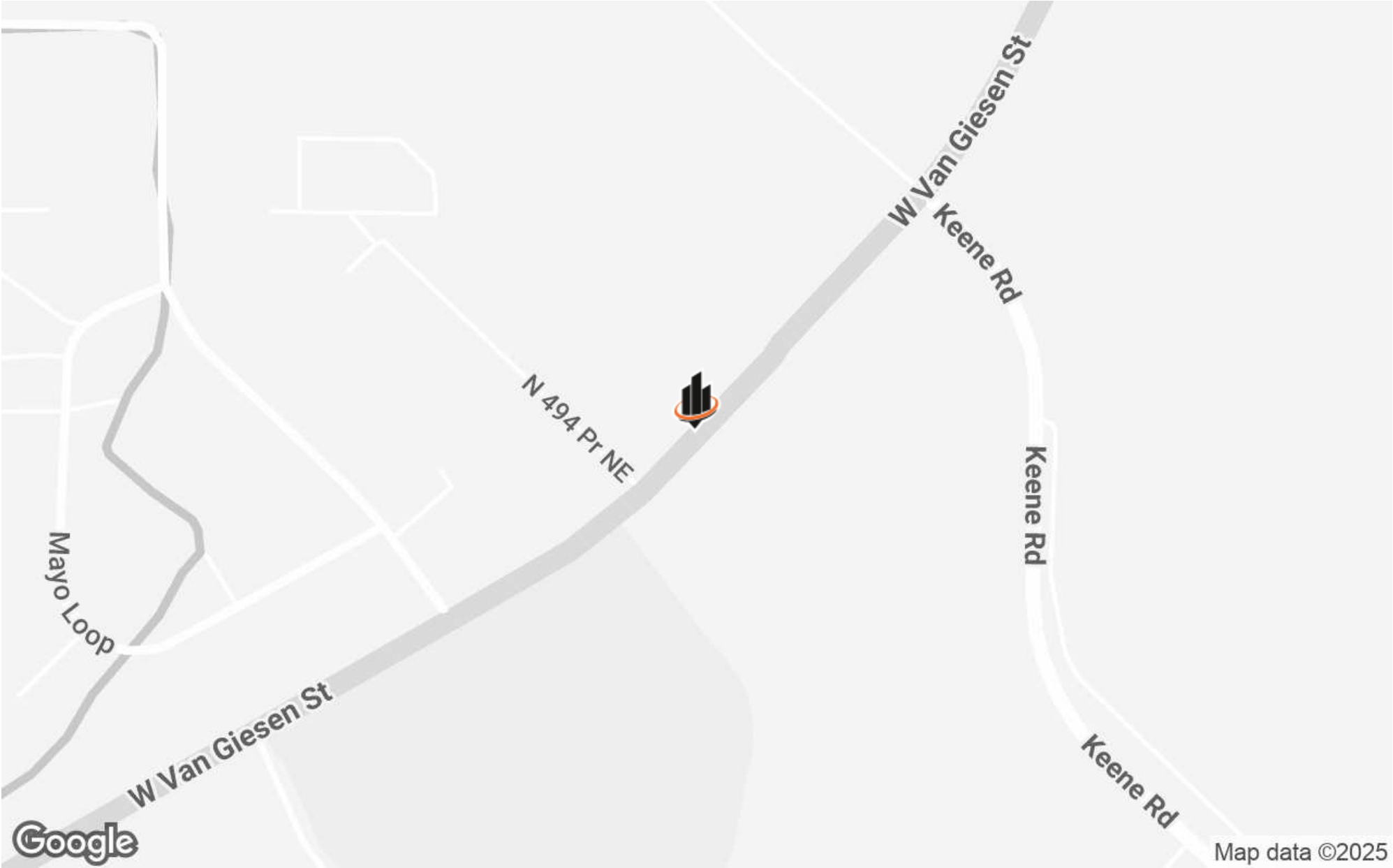
SIGNAGE

SECTION 2  
Location  
Information

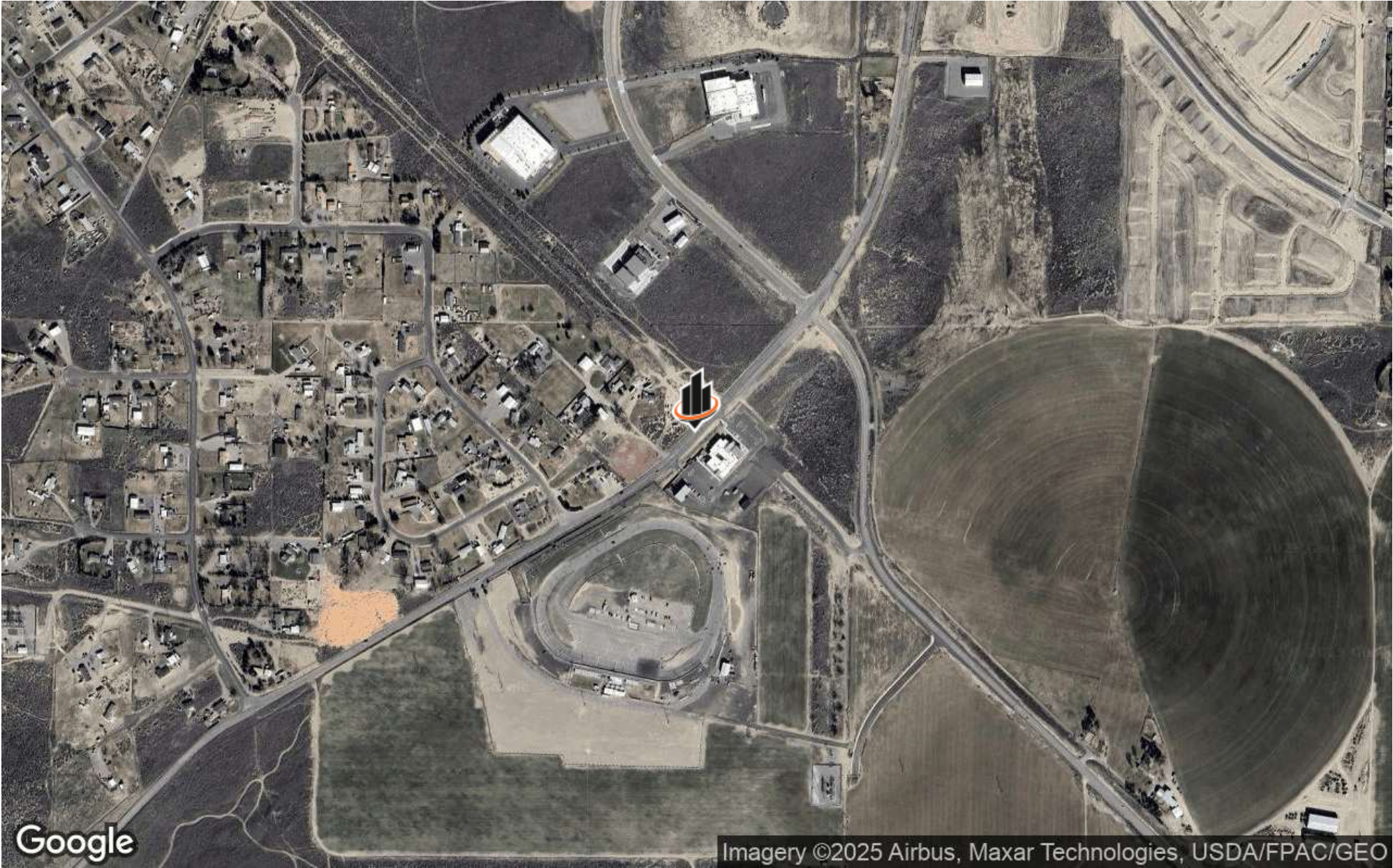
REGIONAL MAP



LOCATION MAP



AERIAL MAP



SIGNAGE

SIGNAGE

SECTION 3

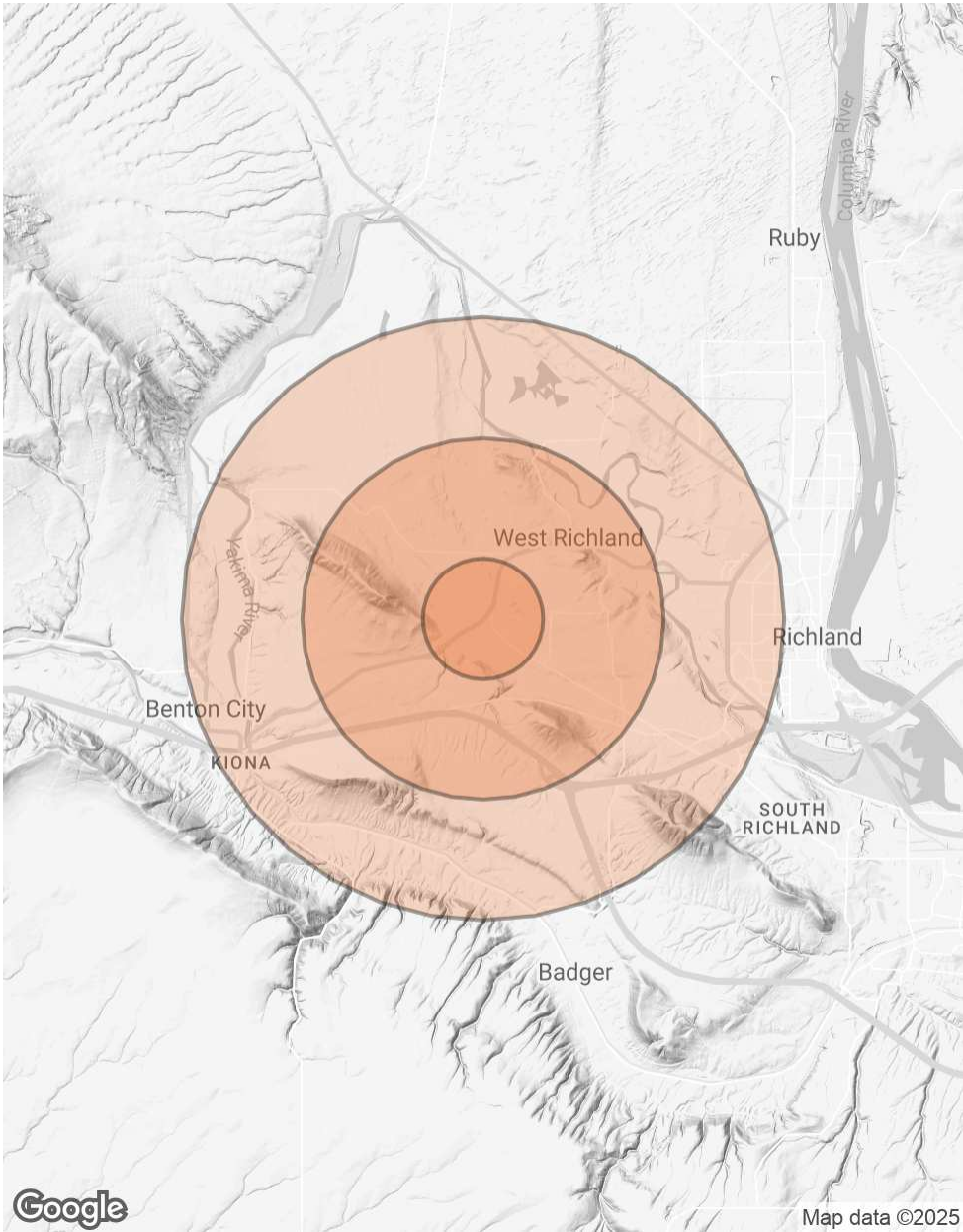
Demographics

# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,235	19,050	39,735
AVERAGE AGE	39	38	39
AVERAGE AGE (MALE)	39	38	38
AVERAGE AGE (FEMALE)	39	38	39

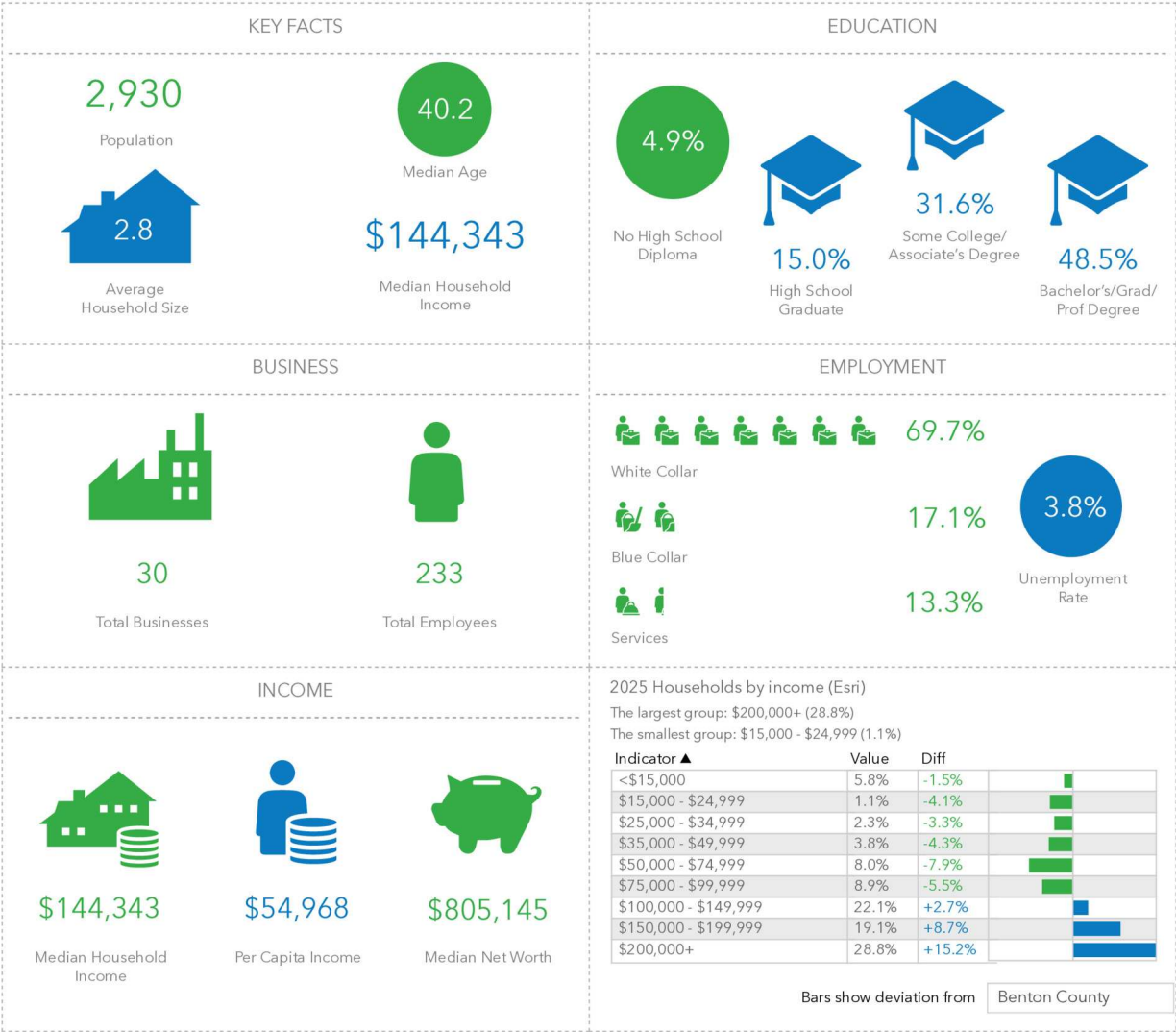
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	419	6,547	14,618
# OF PERSONS PER HH	2.9	2.9	2.7
AVERAGE HH INCOME	\$159,202	\$148,011	\$143,863
AVERAGE HOUSE VALUE	\$541,781	\$488,061	\$468,490

Demographics data derived from AlphaMap



# Key Facts

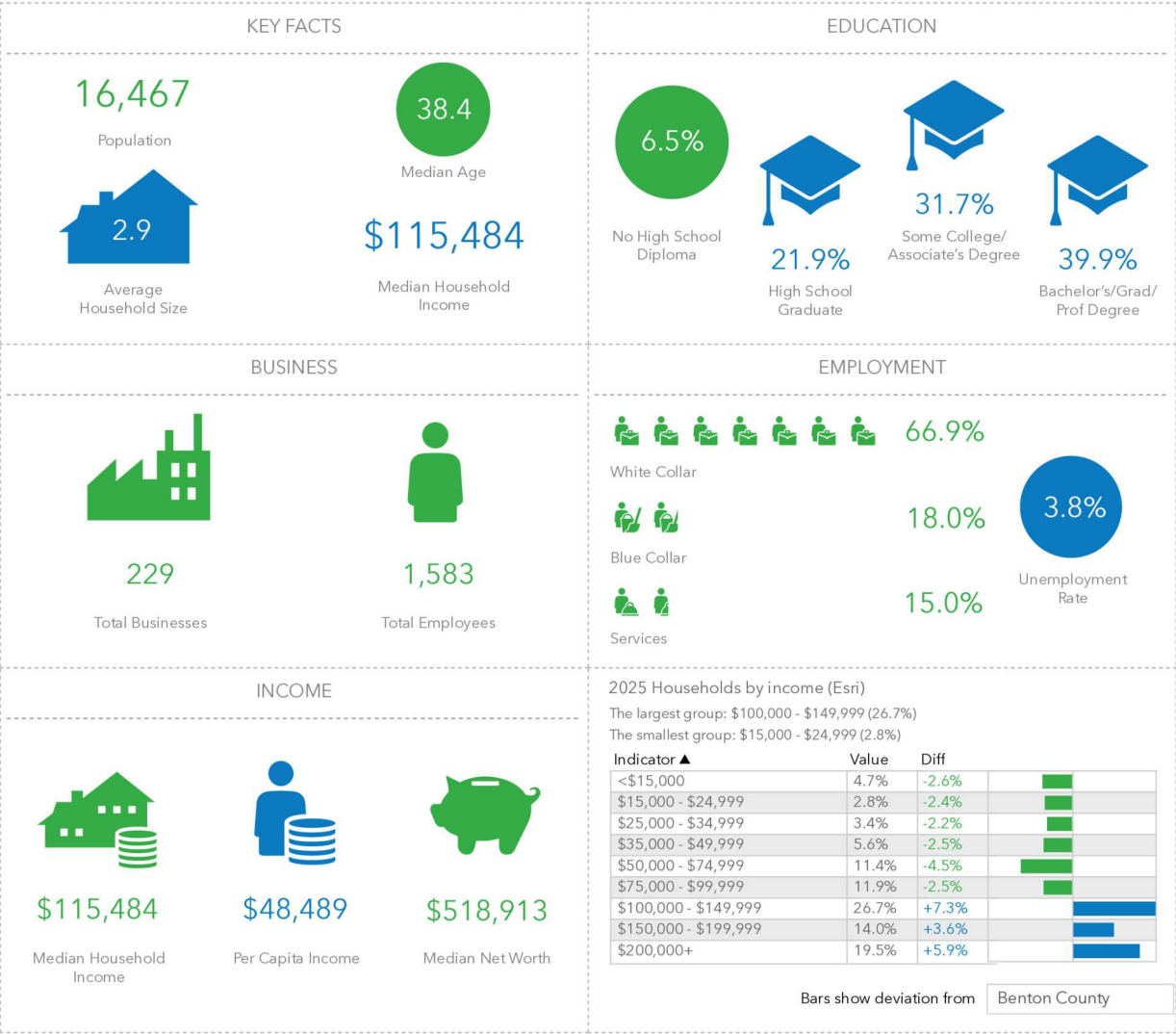
7943 W Van Giesen St, West Richland, Washington,  
99353  
Ring band of 0 - 1 miles



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2025 Esri

Key Facts

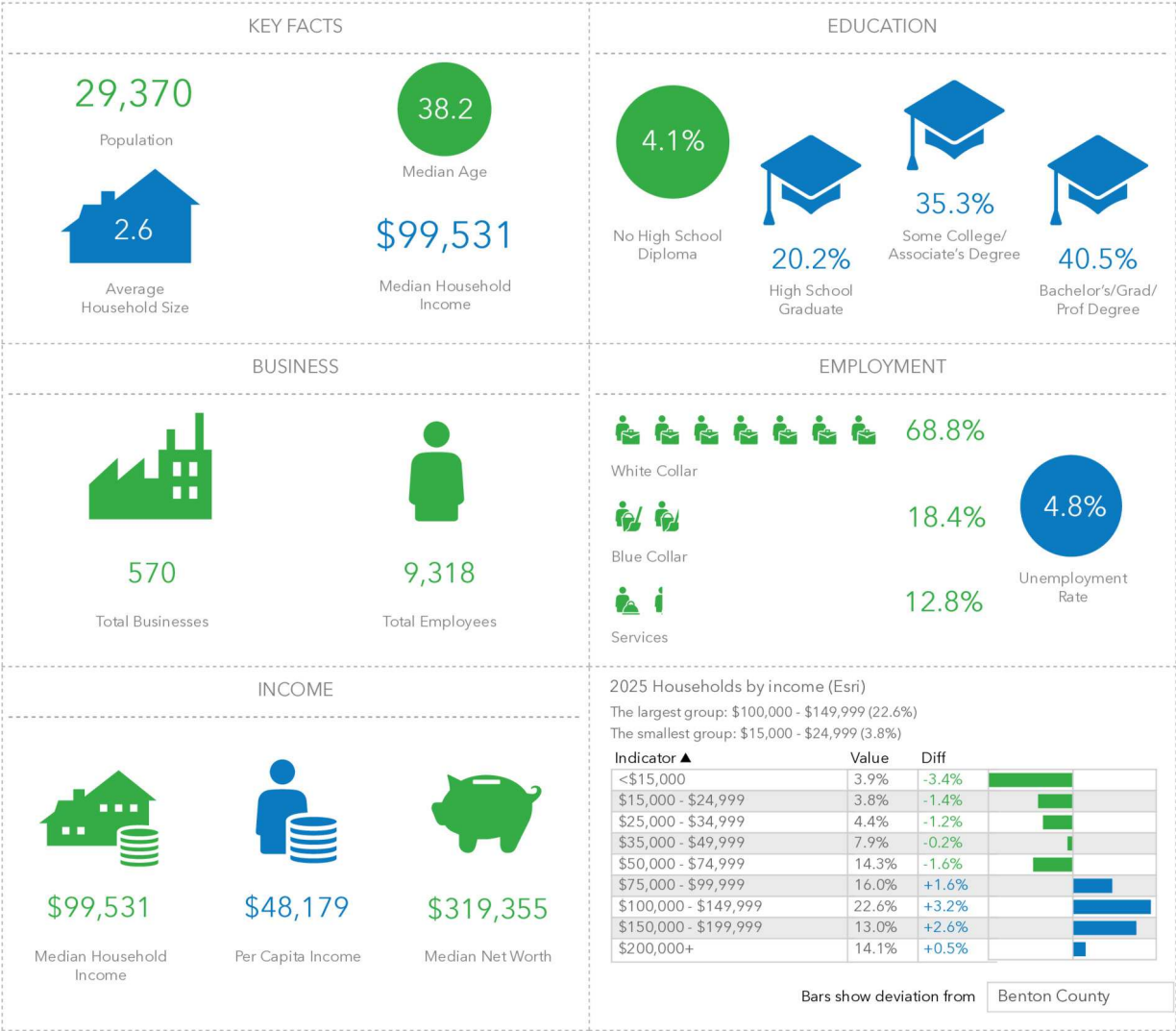
7943 W Van Giesen St, West Richland, Washington,  
99353  
Ring band of 1 - 3 miles



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2025 Esri

# Key Facts

7943 W Van Giesen St, West Richland, Washington,  
99353  
Ring band of 3 - 5 miles



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2025 Esri

# AREA ANALYTICS

POPULATION

5 MINUTES10 MINUTES15 MINUTES

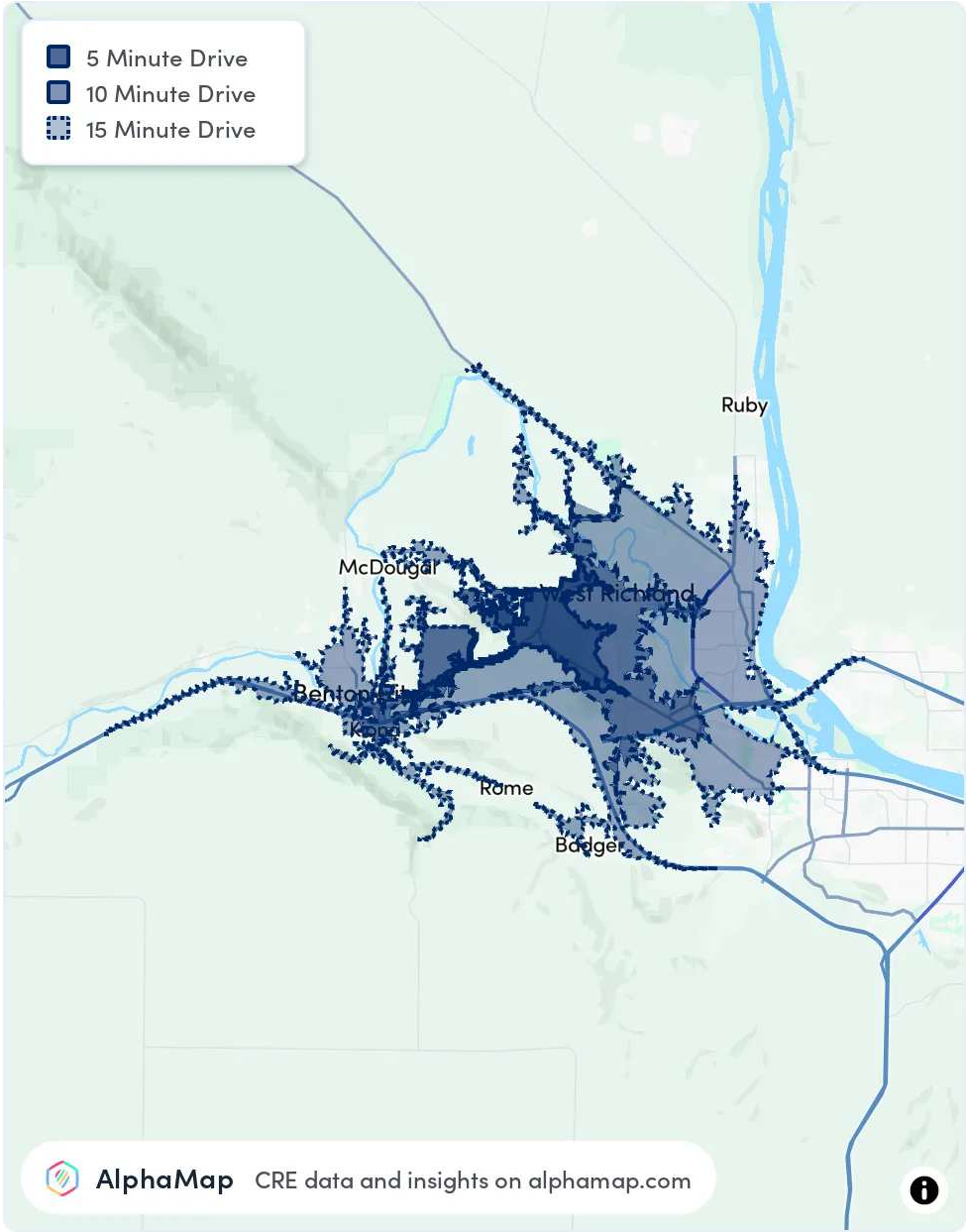
TOTAL POPULATION	5,494	22,243	69,408
AVERAGE AGE	37	38	39
AVERAGE AGE (MALE)	37	38	38
AVERAGE AGE (FEMALE)	37	38	39

HOUSEHOLD & INCOME

5 MINUTES10 MINUTES15 MINUTES

TOTAL HOUSEHOLDS	1,803	7,714	26,253
PERSONS PER HH	3	2.9	2.6
AVERAGE HH INCOME	\$156,707	\$153,862	\$132,013
AVERAGE HOUSE VALUE	\$510,376	\$500,195	\$448,256
PER CAPITA INCOME	\$52,235	\$53,055	\$50,774

Map and demographics data derived from AlphaMap



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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.