

FOR LEASE



HORN RAPIDS BUSINESS DISTRICT

LEASE RATE	\$ 12.00 PSF /YR
LEASE TYPE	Modified Gross
AVAILABLE SPACE	±4,500 SF
TOTAL LOT SIZE	±1.0 AC (±43,560 SF)
PARCEL NUMBER	127083000023000
ZONING	Medium Industrial

INDUSTRIAL FLEX SPACE

2445 Robertson Drive
Richland, WA 99352

KIEMLEHAGOOD

MICHAEL PETRILLO
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Richland, WA 99352

LEASE DETAILS

LEASE RATE: \$12.00 PSF /YR
LEASE TYPE: Modified Gross

Total Building SF: $\pm 12,000$ SF

Available Space: $\pm 4,500$ SF

Total Land Size: ± 1 Acres

Parcel #s: 127083000023000

Zoning: Medium Industrial

Year Built: 2012

Parking: ± 15 Stalls



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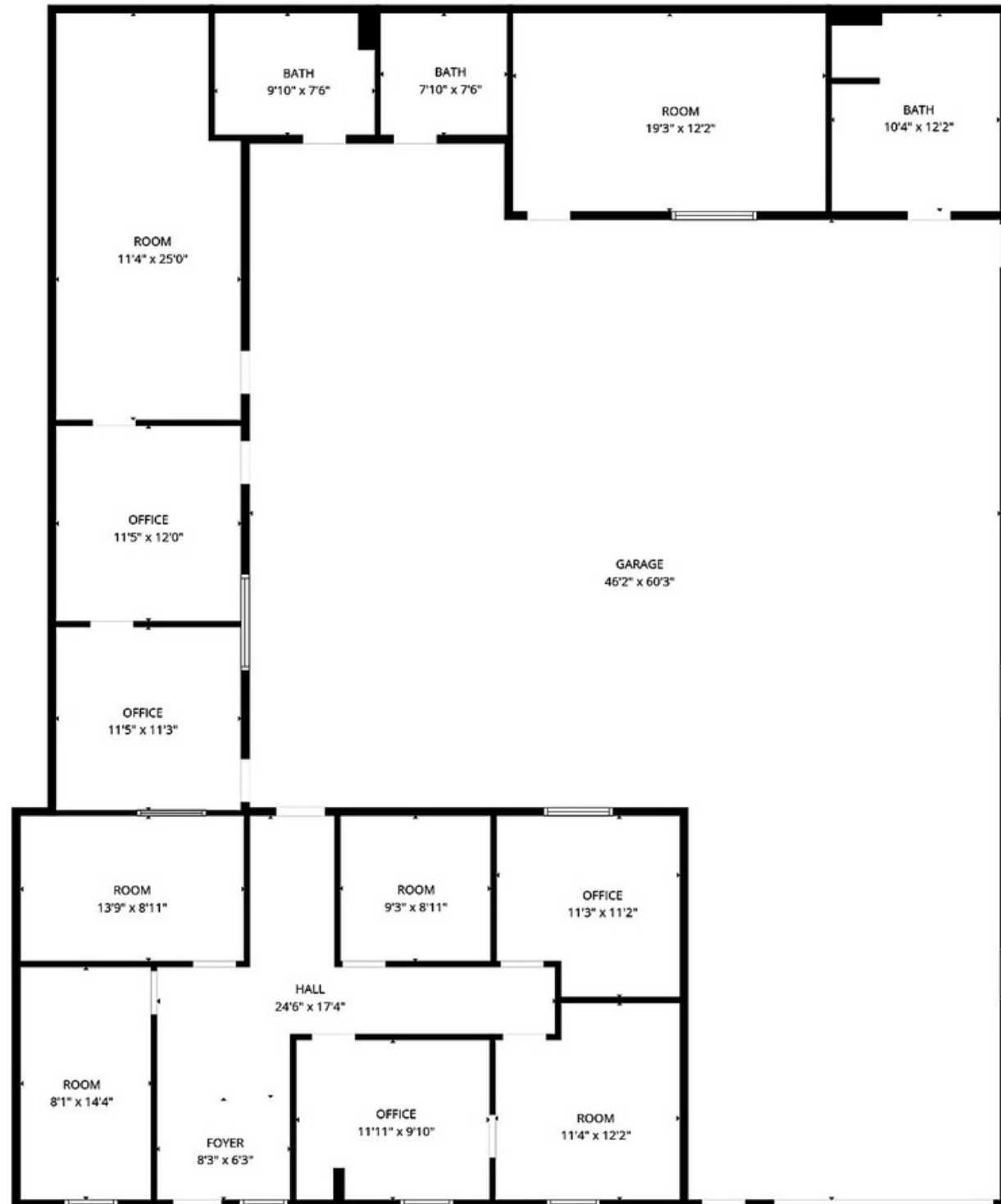
2445 Robertson Dr, located in the very active and growing Horn Rapids business district, situated within north Richland's Industrial corridor. This space currently is formatted with approximately 2800 Sqft of warehouse and 2000 Sqft of office. This layout has 8 offices, 2 Bathrooms, 1 large Break room, and a shower/laundry room. 3 of the offices can be easily demised to make the warehouse space approximately 3300 Sqft contiguous. Space includes installed security cameras, 12'x14' rollup door, separate HVAC for office and warehouse space, ample parking, and easy access to the 240 Hwy.



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DEMOGRAPHICS

EST POPULATION 2025

5 Minutes
Drive Time

13,212

10 Minutes
Drive Time

38,423

15 Minutes
Drive Time

58,632

PROJ. POPULATION 2030

13,687

39,749

61,154

ADJ. DAYTIME DEMOS

12,465

34,117

43,096

2025 AVERAGE HHI

\$118,657

\$113,691

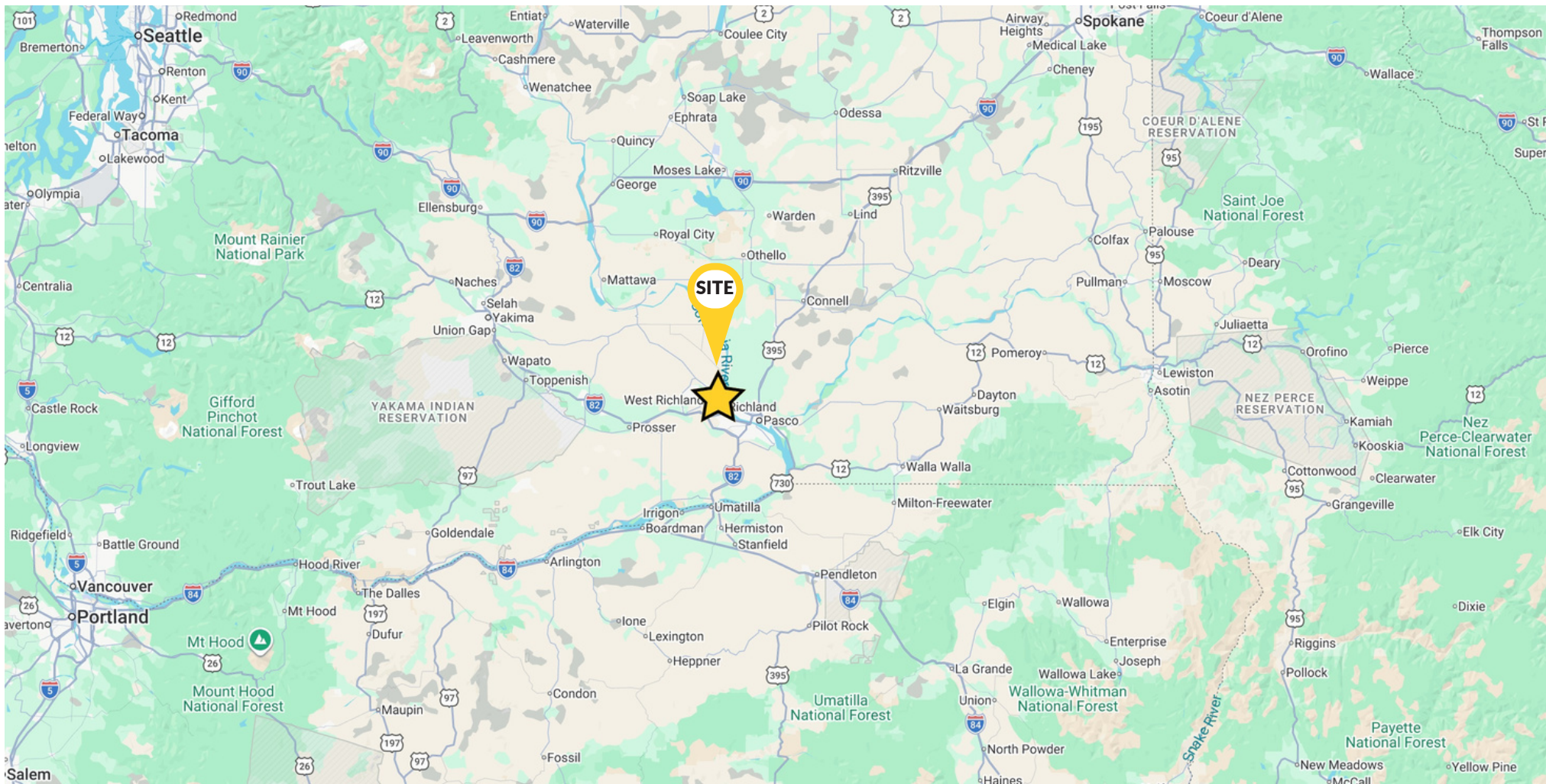
\$125,873

2025 MEDIAN HHI

\$90,448

\$89,490

\$99,605



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KIEMLE
HAGOOD

OFFICE LOCATIONS

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

601 WEST MAIN AVENUE, SUITE 400
SPOKANE, WA 99201

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