



PROPERTY SUMMARY

This space is fully finished and move in ready. It features finished office space with 3 offices, a conference room/break room combo, ADA restroom and an open reception area. The shop space has 2 over head doors, 20' eaves, insulated and heated.

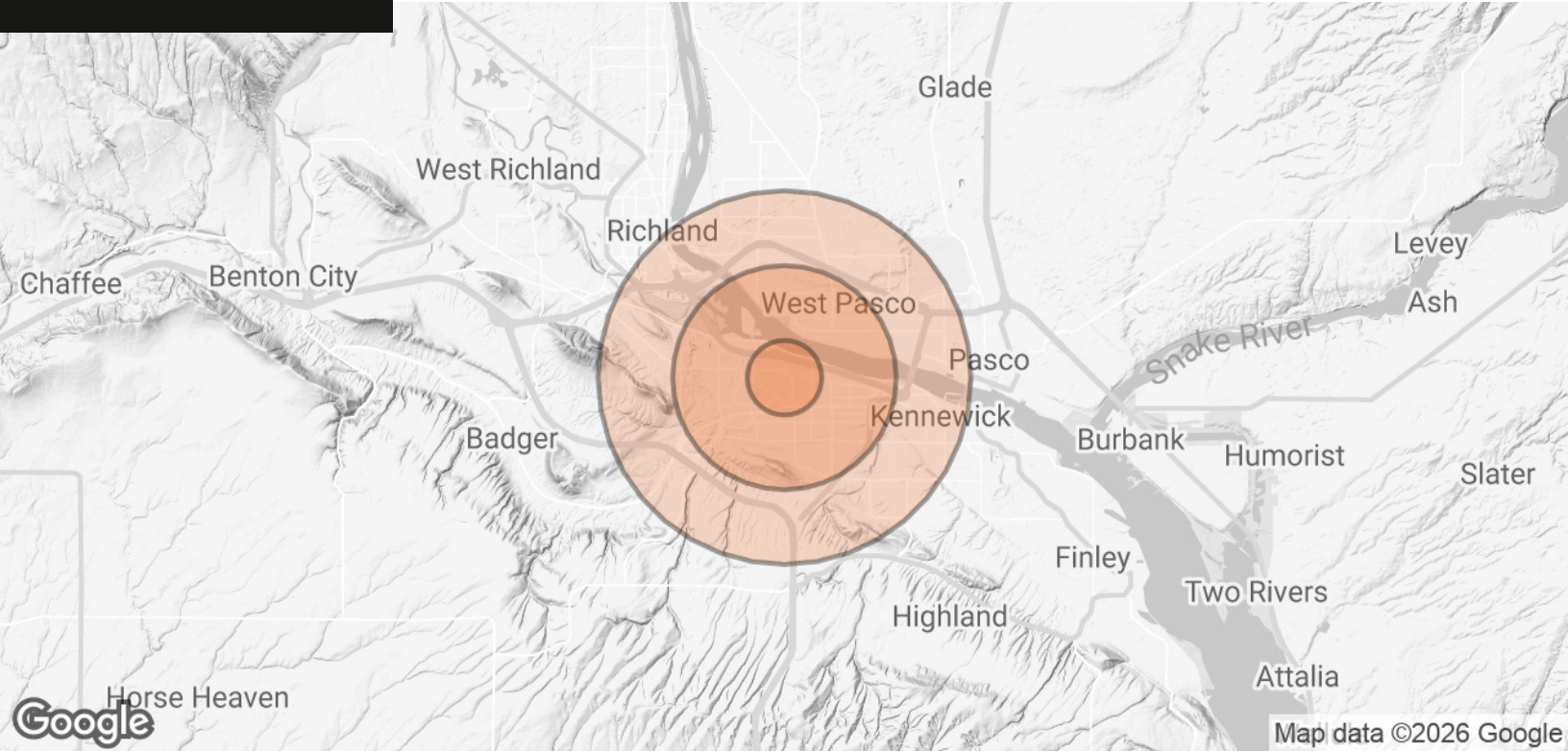
PROPERTY HIGHLIGHTS

- Two High Bay Doors
- 20' Eaves
- Shop Space with Finished Office/Retail

Lease Rate	\$4,800 per month (NNN)
Site Size	0.89 Acres
Suite Size	4,100 SF
Year Built	2018
Zoning	Commercial General

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,199	52,008	116,474
AVERAGE AGE	29.2	33.4	33.3
AVERAGE AGE (MALE)	28.4	32.7	32.8
AVERAGE AGE (FEMALE)	31.4	34.6	34.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,420	19,349	42,301
# OF PERSONS PER HH	3.0	2.7	2.8
AVERAGE HH INCOME	\$52,858	\$68,907	\$69,524
AVERAGE HOUSE VALUE	\$256,485	\$196,564	\$188,720

2020 American Community Survey (ACS)



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For Lease

Vista Field Flex Building

6509 W. Rio Grande, Kennewick, WA 99336



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