

OFFERING MEMORANDUM

West Richland Industrial Complex

7943 WEST VAN GIESEN STREET

West Richland, WA 99353

PRESENTED BY:

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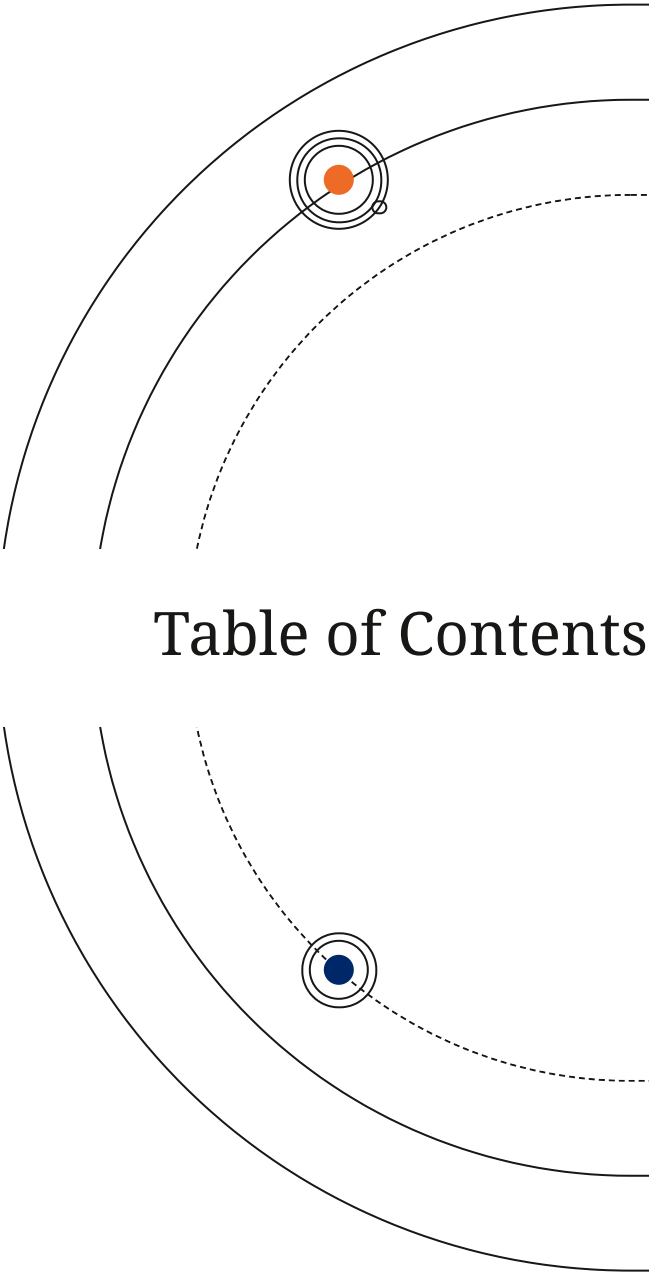


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SECTION 1

Property Information

PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

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

PROPERTY DESCRIPTION

These all-new industrial flex buildings are now available for occupancy in West Richland. Each building offers a secure fenced yard, 20-foot clear heights, a 14' x 16' overhead door, and convenient access to Van Giesen Street and Highway 224. Designed for a wide range of industrial and commercial users, these modern facilities combine functional warehouse space with excellent regional connectivity

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.

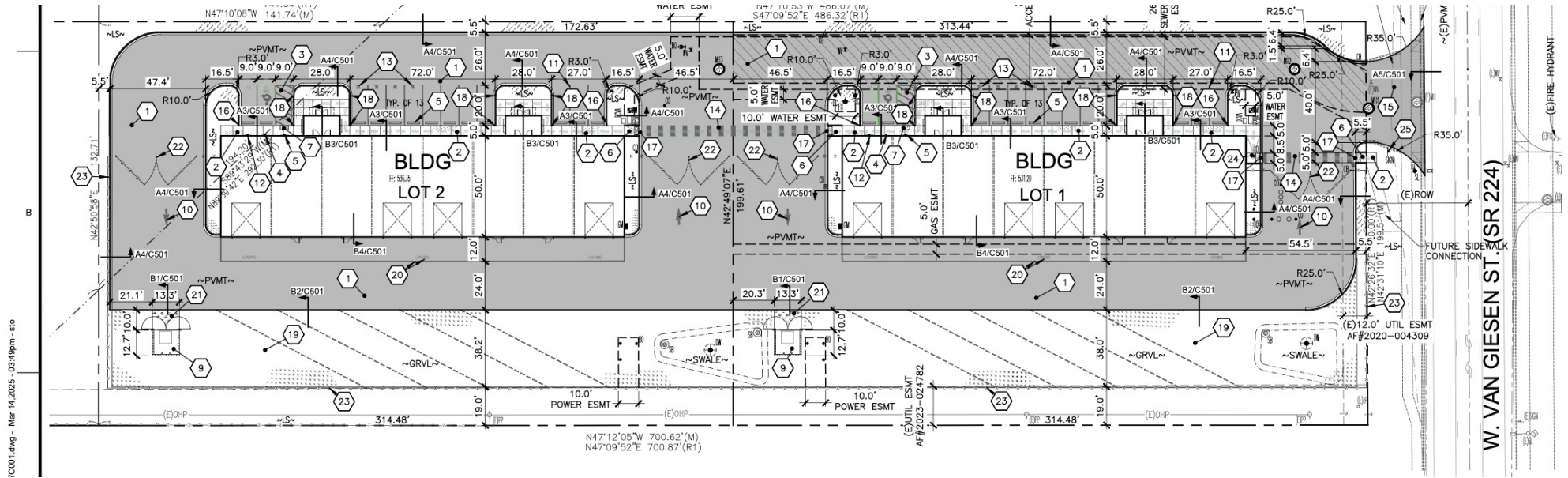
LOCATION DESCRIPTION

This newly developed industrial complex is strategically located just off the intersection of Van Giesen Street and Keene Road, where Van Giesen transitions into State Route 224. The property sits directly across from the West Richland Police Department and just moments from the Red Mountain Event Center, providing excellent visibility and convenient access to major transportation routes throughout the Tri-Cities.

West Richland Washington is a growing community located in the Tri-Cities region of southeastern Washington. Nestled between the Yakima River and the renowned Red Mountain wine region, West Richland offers a quieter, small-town atmosphere while remaining just minutes from the employment centers and amenities of Richland, Kennewick, and Pasco.

With steady residential growth, expanding local businesses, and its close proximity to major employers in the Tri-Cities, West Richland offers an appealing blend of small-town living, outdoor lifestyle, and regional connectivity.

LEASE SPACES



AVAILABLE SPACES

SUITE	TE
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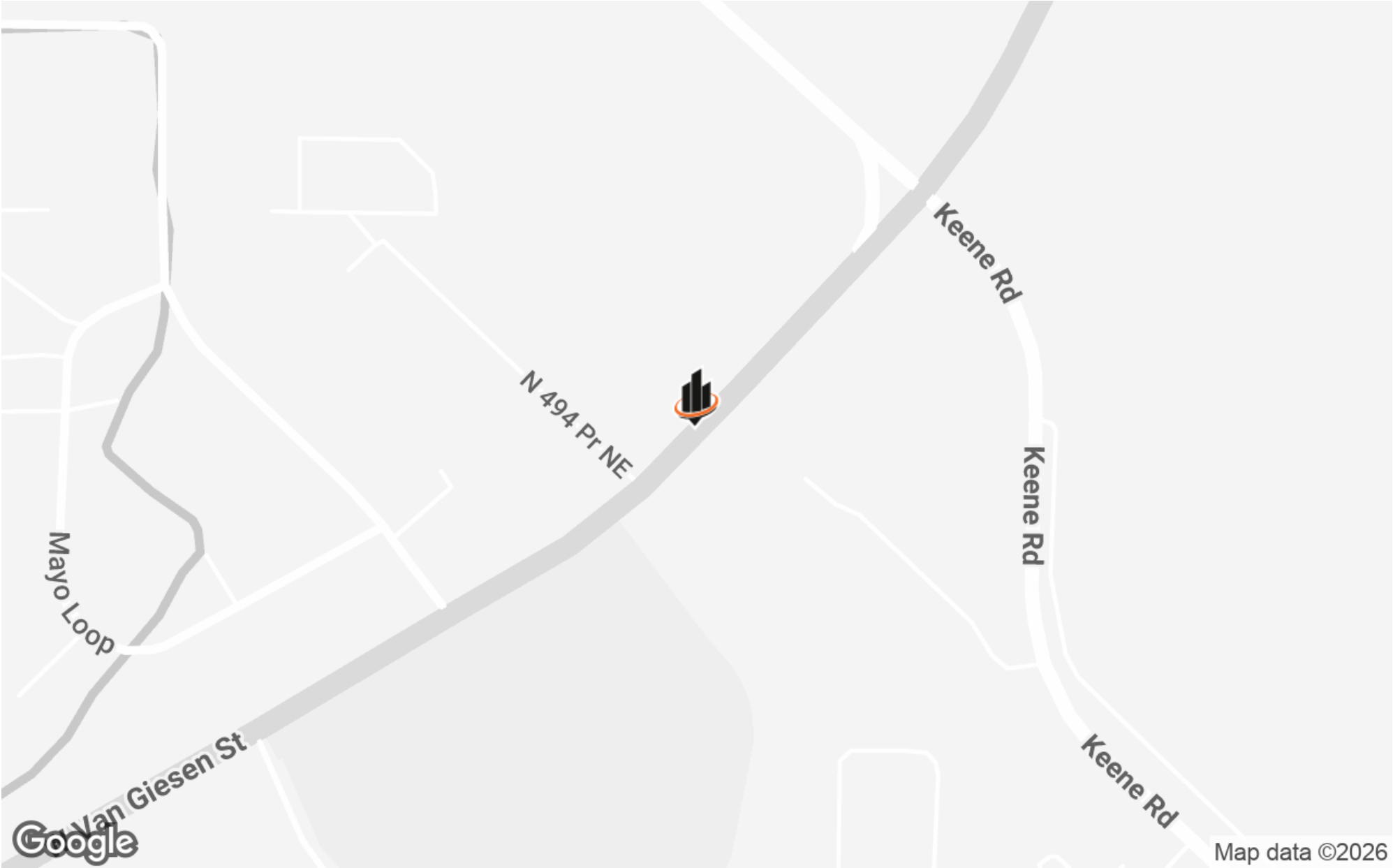
Building 1 Suite 1	Available	2,590 SF	NNN	\$2,914 per month	NNN's estimated at \$971.25/mo.
Building 1 Suite 2	Available	2,590 SF	NNN	\$2,914 per month	NNN's estimated at \$971.25/mo.
Building 1 Suite 3	Available	2,590 SF	NNN	\$2,914 per month	NNN's estimated at \$971.25/mo.
Building 1 Suite 4	Available	2,590 SF	NNN	\$2,914 per month	NNN's estimated at \$971.25/mo.

SECTION 2
Location
Information

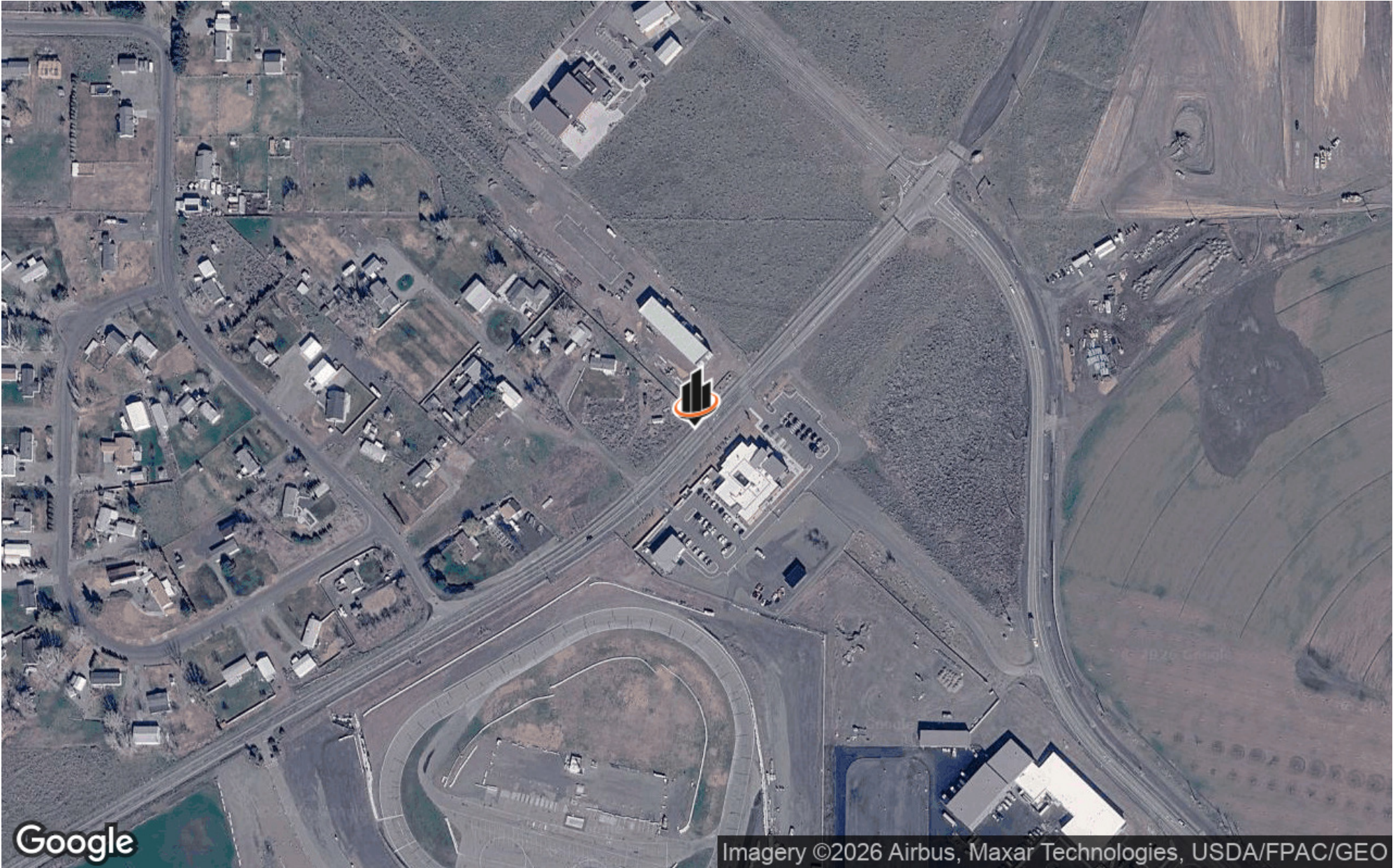
REGIONAL MAP



LOCATION MAP



AERIAL MAP



SECTION 3
Demographics

DEMOGRAPHICS MAP & REPORT

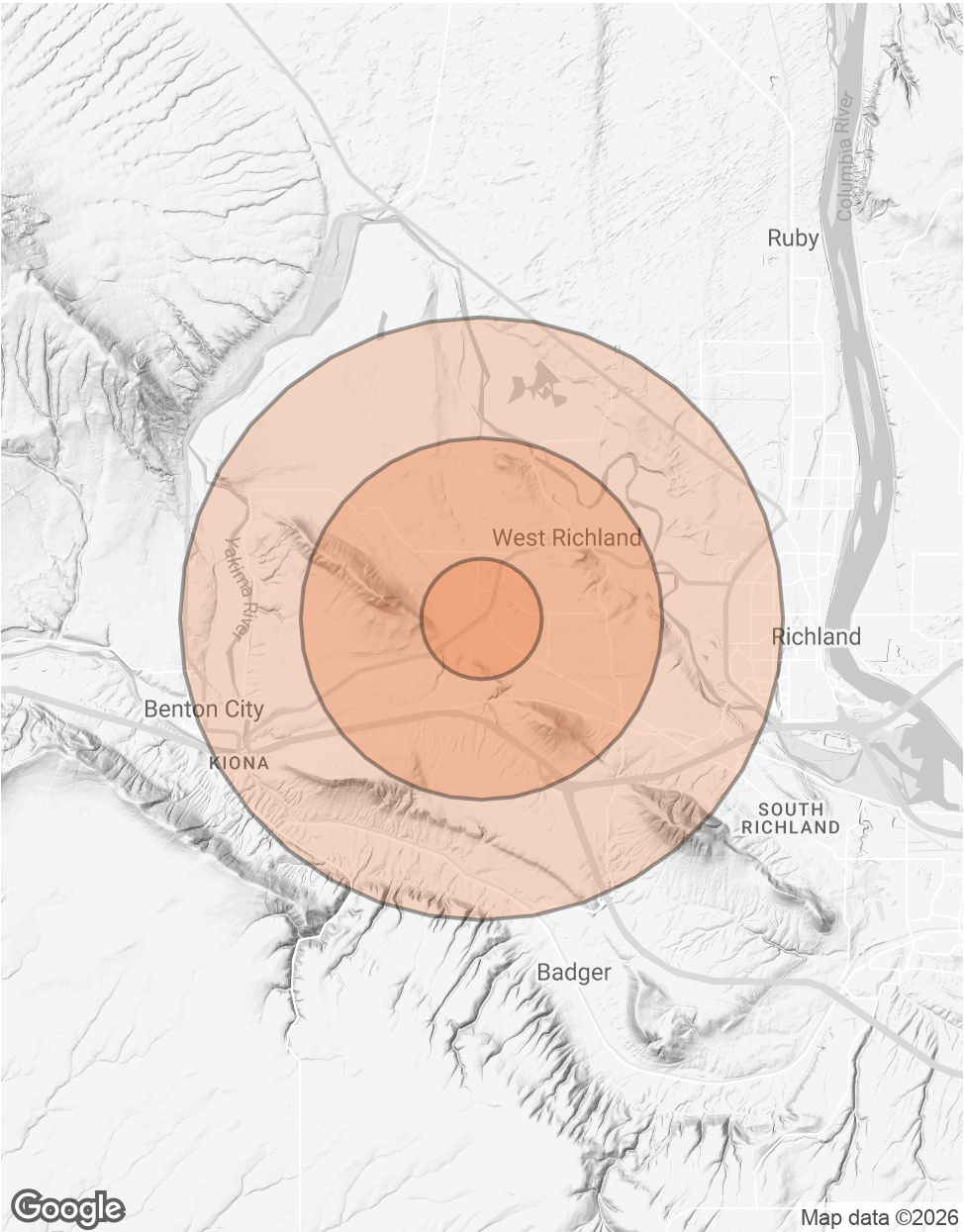
POPULATION

	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

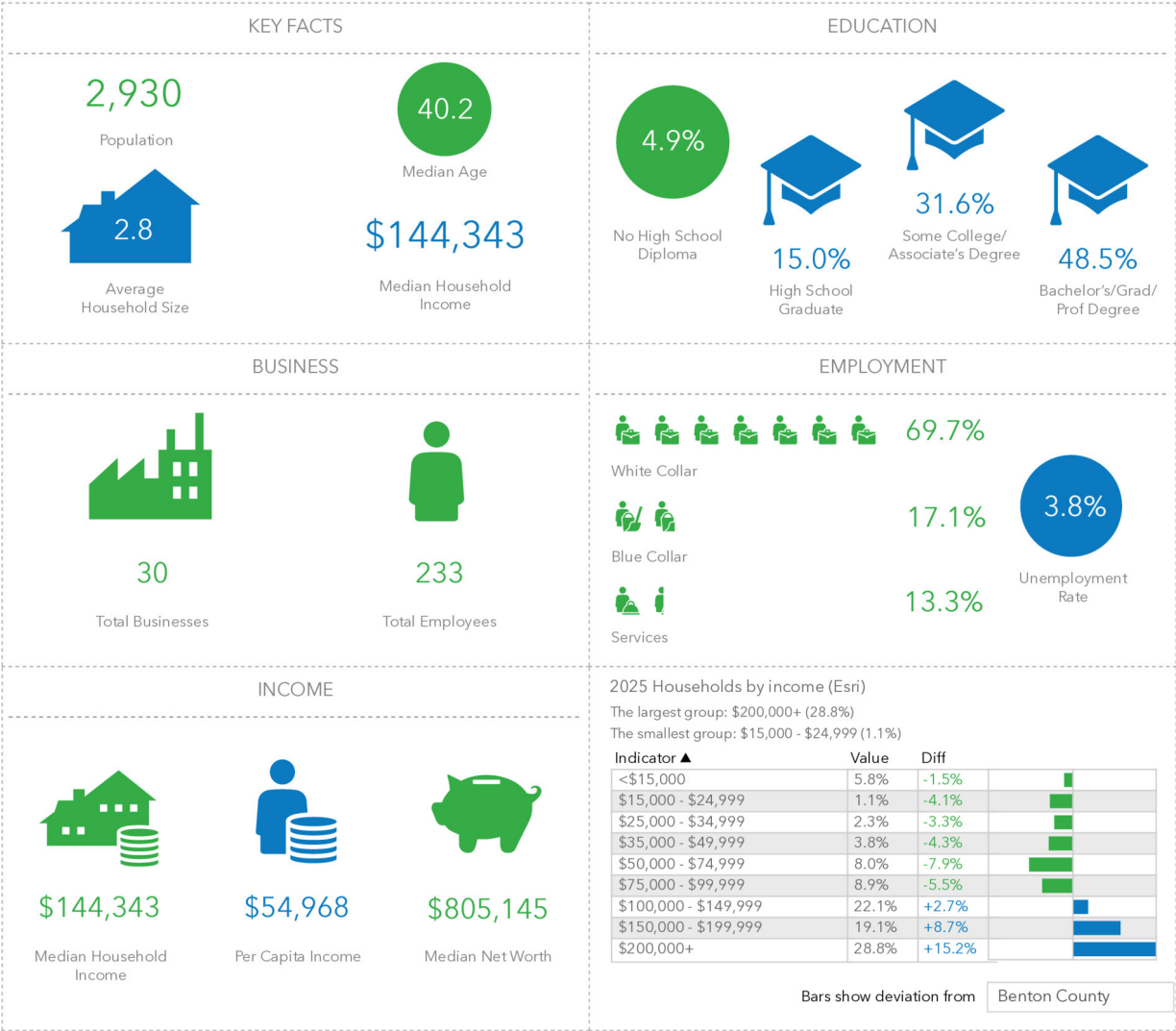
	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	419	6,547	14,618
# OF PERSONS PER HH	2.9	2.9	2.7
AVERAGE HH INCOME	\$159,202	\$148,011	\$143,863
AVERAGE HOUSE VALUE	\$541,781	\$488,061	\$468,490

2020 American Community Survey (ACS)



Key Facts

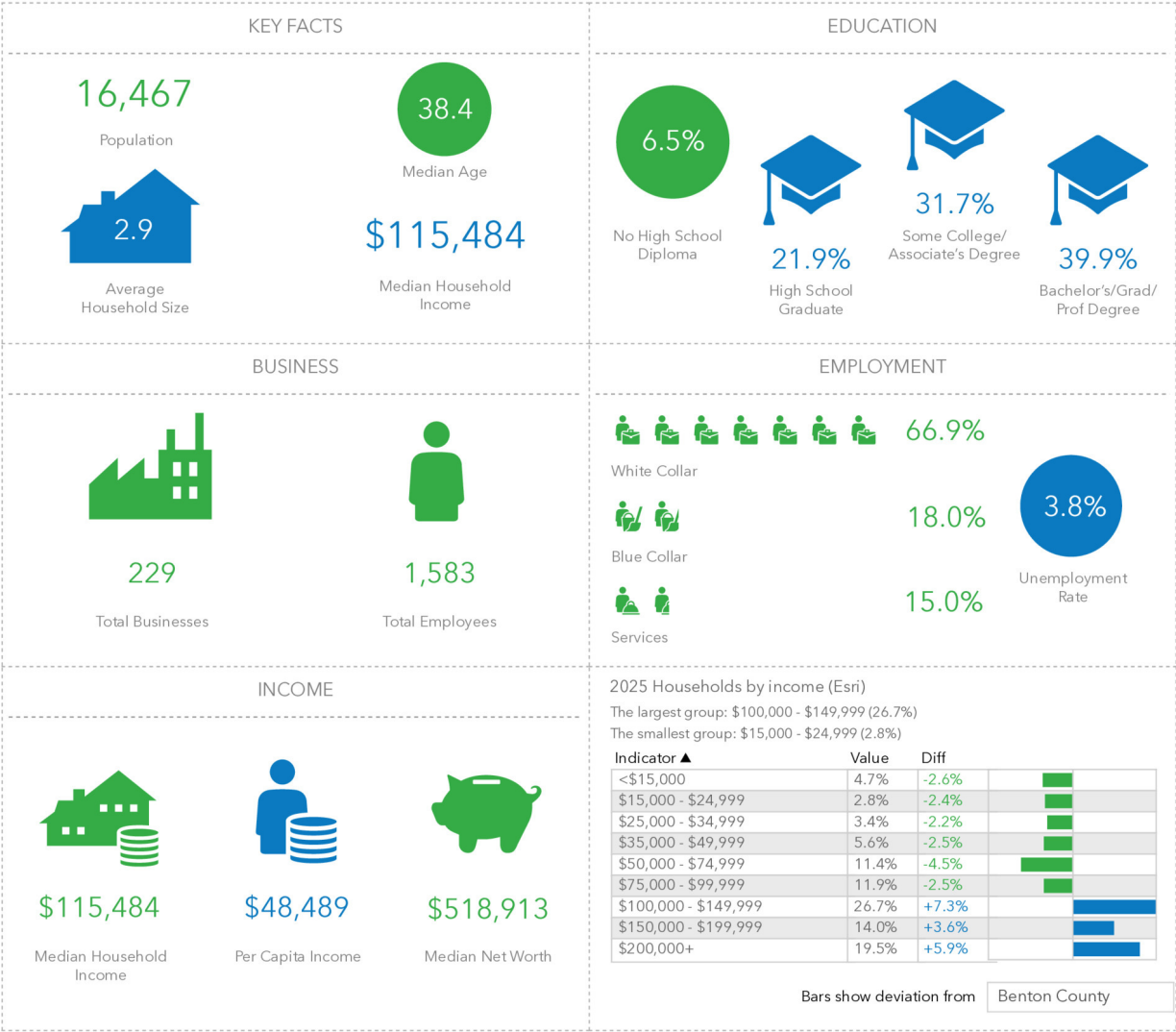
7943 W Van Giesen St, West Richland, Washington,
99353
Ring band of 0 - 1 miles



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

Key Facts

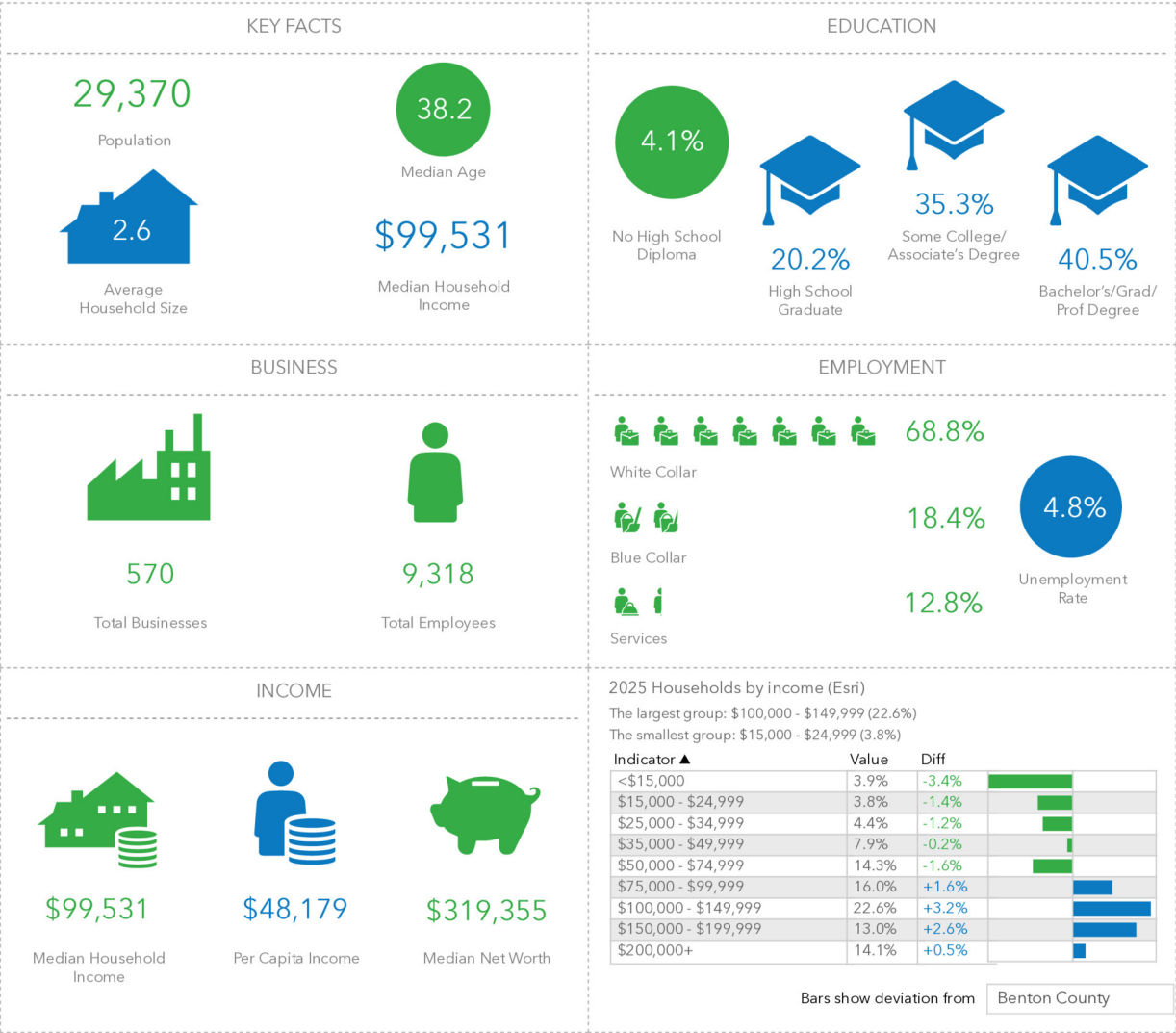
7943 W Van Giesen St, West Richland, Washington,
99353
Ring band of 1 - 3 miles



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Key Facts

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



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