

SALE

2011 Hagen Road

2011 HAGEN ROAD

Richland, WA 99354

PRESENTED BY:

SCOTT HOWELL

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JAMES WADE

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HWY 240

HAGEN RD



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,500,000
LOT SIZE:	0.79 Acres
BUILDING SIZE:	5,700 SF

PROPERTY DESCRIPTION

Class A Warehouse/Office Space for sale for owner/user. 3,200 Sqft of Office and 2,500 sqft of Warehouse. Property has a fully fenced in graveled lay down yard with two large entrances, one with automated gate. Downstairs features a nice open lobby, large conference room, 2 ADA Restrooms, 3 offices. IT Storage Room, and a large open area warehouse with a mezzanine. Warehouse Garage Doors measure 12' wide x 14' high, and warehouse is heated and cooled. Floor drains run the entire length of the warehouse space. Upstairs features a fully built out open working area with kitchenette, ADA Restroom, and Washer/Dryer Utility room. The building is equipped with Fiber and 3 phase power. Current Tenant's lease expires 12/31/2026. Please do not disturb current Tenant and contact LA for showing instructions.

PROPERTY HIGHLIGHTS

- Great Signage on Hard Signalized Corner

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ADDITIONAL PHOTOS



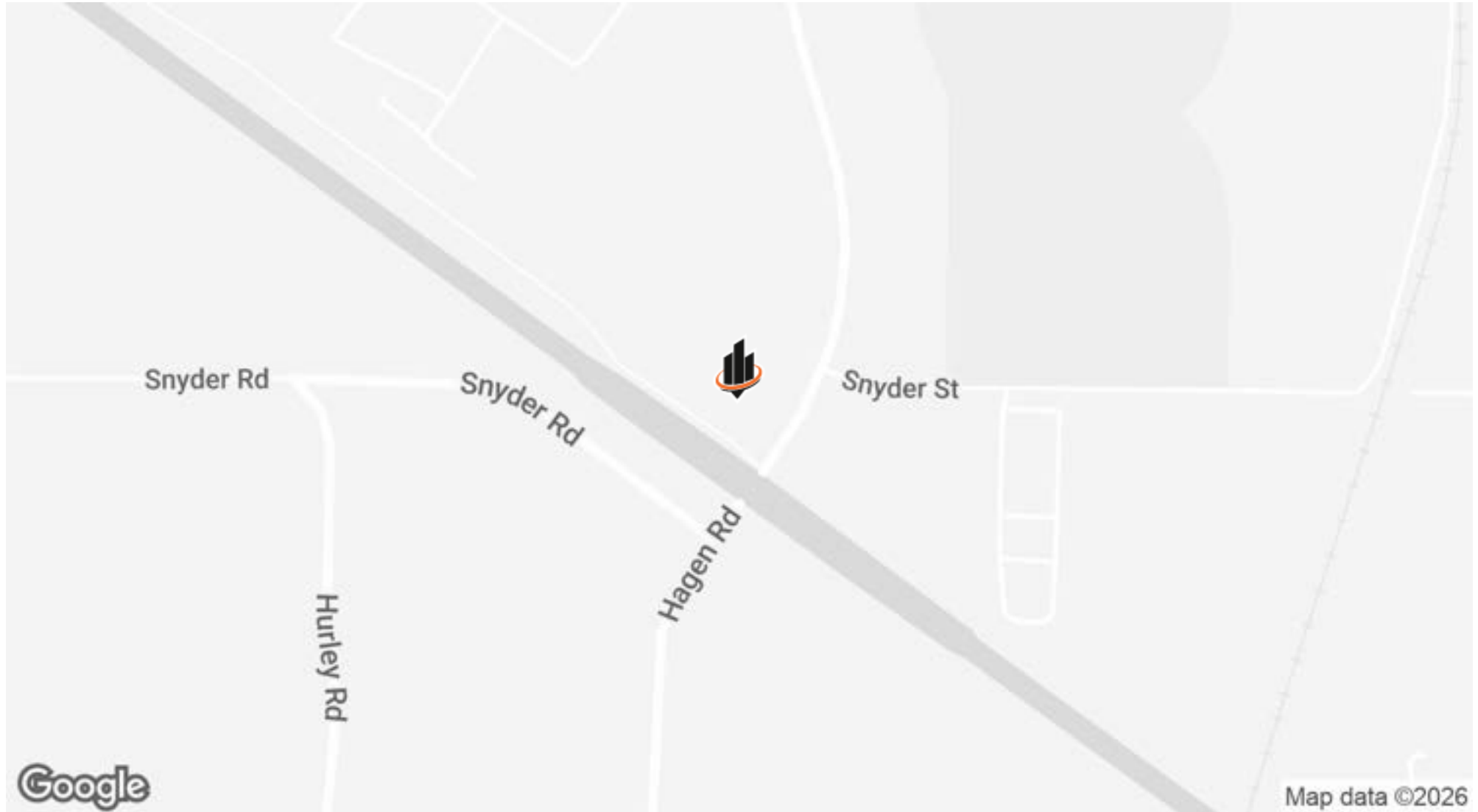
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LOCATION MAP



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SECTION 1
Advisor Bios



HAGEN RD

HWY 240

ADVISOR BIO 1



SCOTT HOWELL

Senior Advisor

scott.howell@svn.com
Direct: 509.379.3111 | Cell: 509.379.3111

PROFESSIONAL BACKGROUND

Scott graduated from the University of Washington in 2004. Following that Scott went into commercial lending on both the public and private side for more than twelve years, Scott made the transition from lending to Commercial Real Estate in 2017, and is now a Senior Advisor for SVN Retter & Company. Scott, his wife Alissa, and their daughter CeCe enjoy spending their free time golfing, fishing, boating, and smoking meat at their lake house.

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ADVISOR BIO 2



JAMES WADE

Senior Advisor

james.wade@svn.com
Direct: 509.737.9429 | Cell: 509.521.3724

PROFESSIONAL BACKGROUND

With over 35 years of real estate experience working with other professionals, national and regional corporations, governmental entities and valued clients, James has the knowledge and expertise to help your business achieve its goal. His background in marketing, construction management and finance make him uniquely qualified to market your existing location or assist with expansion to new locations. As a consistent high producer James is a member of the Presidents Circle within SVN as well as a top 10% producer in his market. James has demonstrated his commitment to community by working with Boys & Girls Club, Tri-City Residential Services and worked on design, funding and opening of a state-of-the-art skate park in Richland, WA. James is an avid soccer fan and has coached at club, high school and college levels. Married for over 40 years to his amazing wife Peggy and proud father of sons Chandler and Pierce.

EDUCATION

Central Washington University

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