

LEASE

2510 Aileron Ln

2510 AILERON LN

Richland, WA 99354

PRESENTED BY:

SCOTT SAUTELL

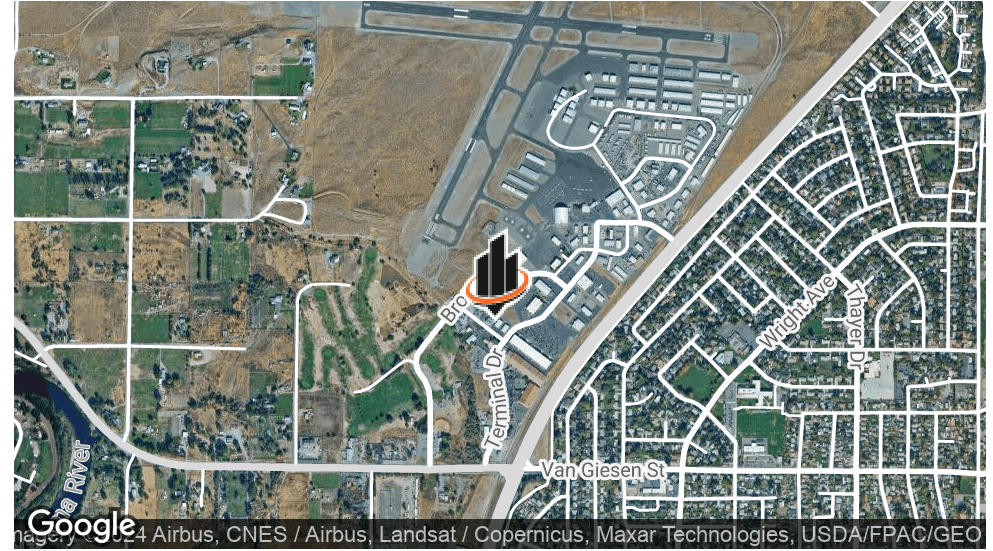
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WA #109003



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$13.00 SF/yr (NNN)
BUILDING SIZE:	4,000 SF
AVAILABLE SF:	4,000 SF
LOT SIZE:	28,314 SF
YEAR BUILT:	2007
APN:	80498100000100E

PROPERTY OVERVIEW

Extremely nice 4,000 sf warehouse building. Building has 1,000 sf of office and 3,000 sf of warehouse. Office mostly open with a couple offices and restroom. Warehouse is clear span with epoxy painted floor and tow roll up doors in the rear of the building. There are two 200 amp services to the building. Landlord has kept the property meticulously clean and will be picky when selecting a new tenant. Price is \$13/sf plus \$1.11 for NNN

PROPERTY HIGHLIGHTS

- 1,000 sf office
- 2 offices
- Kitchen
- Restroom with a shower
- 3,000 sf warehouse
- 400 amp power

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ADDITIONAL PHOTOS



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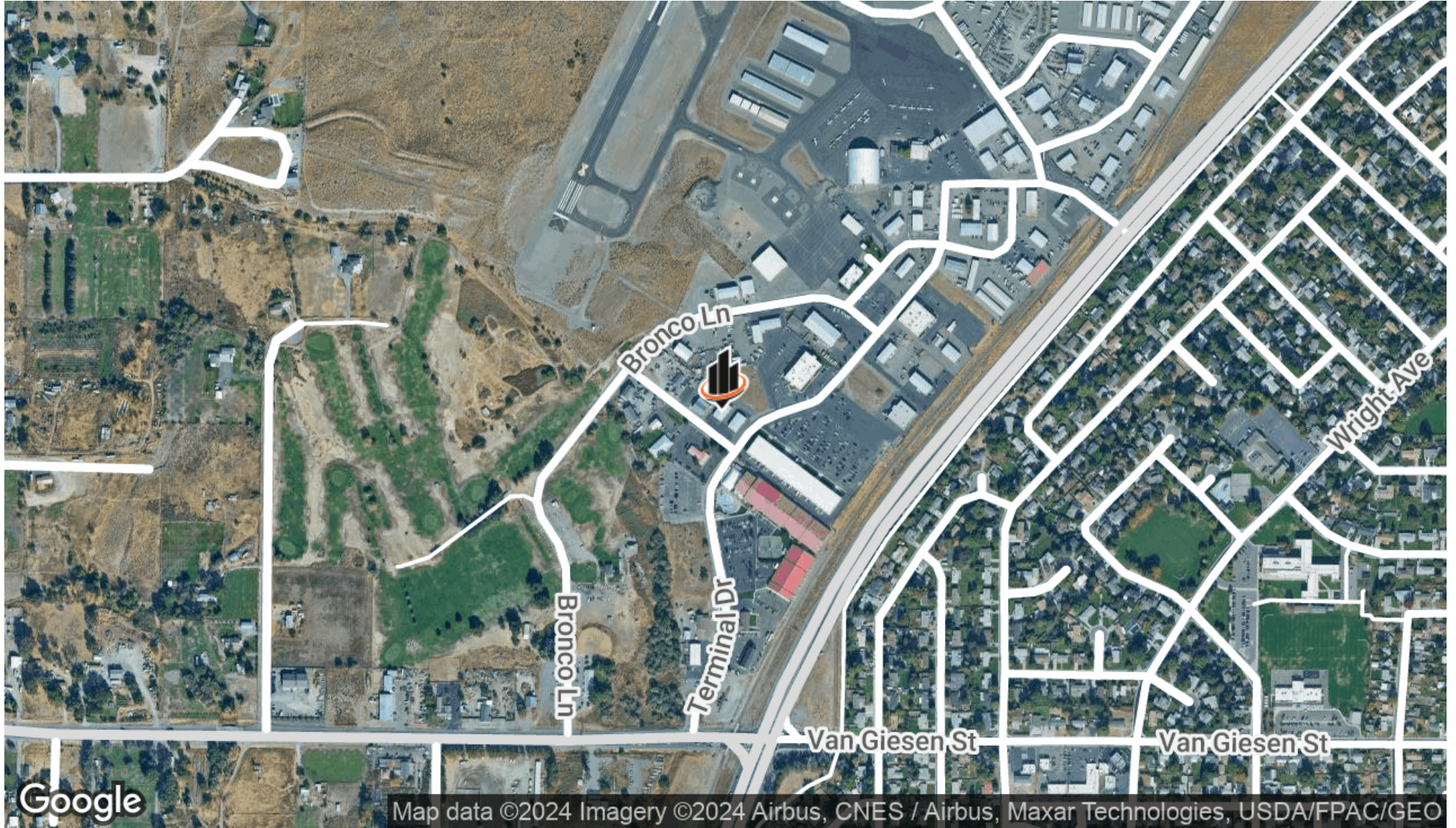
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SVN | RETTER & COMPANY 4

LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

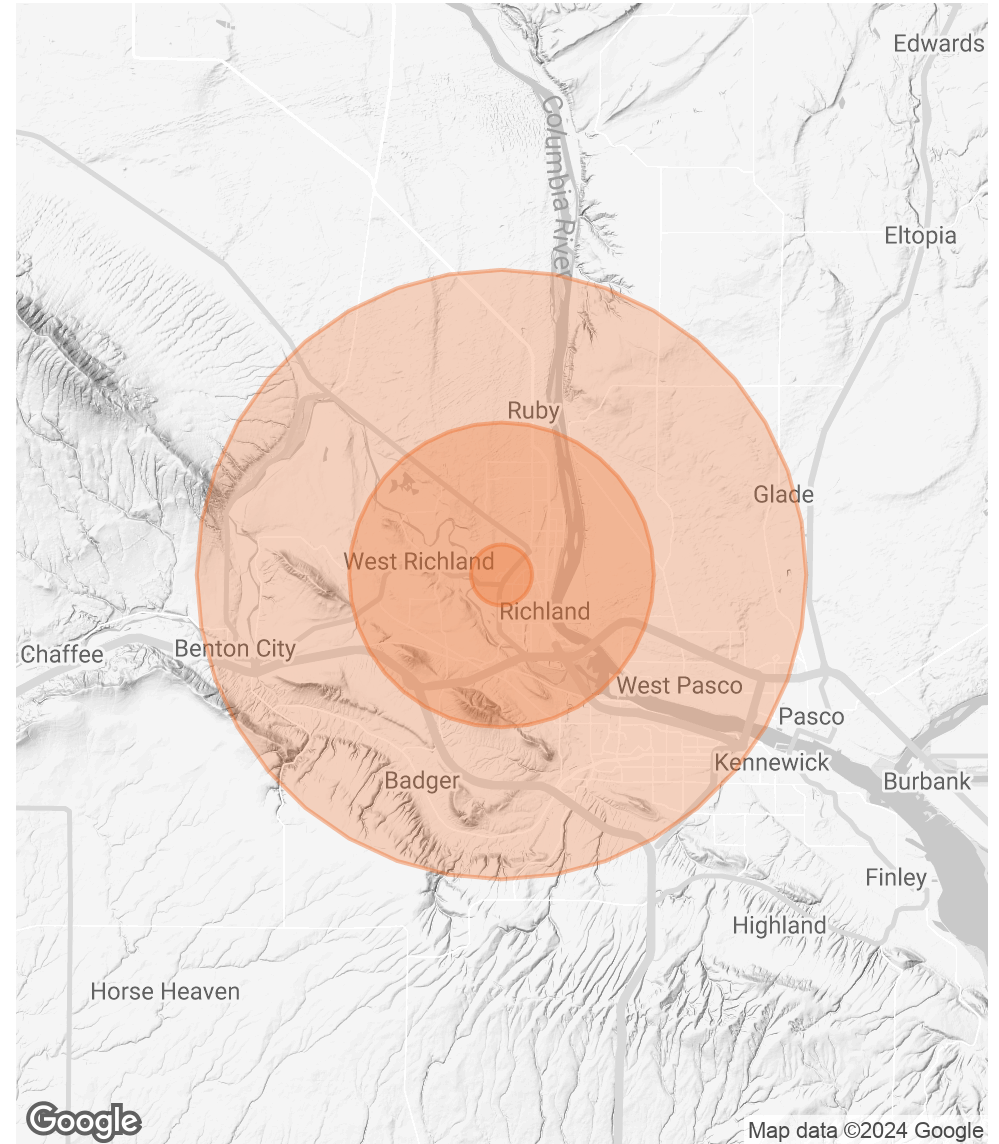
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	5,805	69,560	187,574
AVERAGE AGE	32.5	36.3	35.8
AVERAGE AGE (MALE)	34.8	35.7	35.0
AVERAGE AGE (FEMALE)	32.0	37.1	36.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,324	26,814	70,922
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$78,255	\$98,471	\$91,421
AVERAGE HOUSE VALUE	\$234,075	\$276,100	\$263,327

* Demographic data derived from 2020 ACS - US Census



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