

4771 Van Giesen Street, West Richland

For Lease \$20/SF + NNN



Property Description

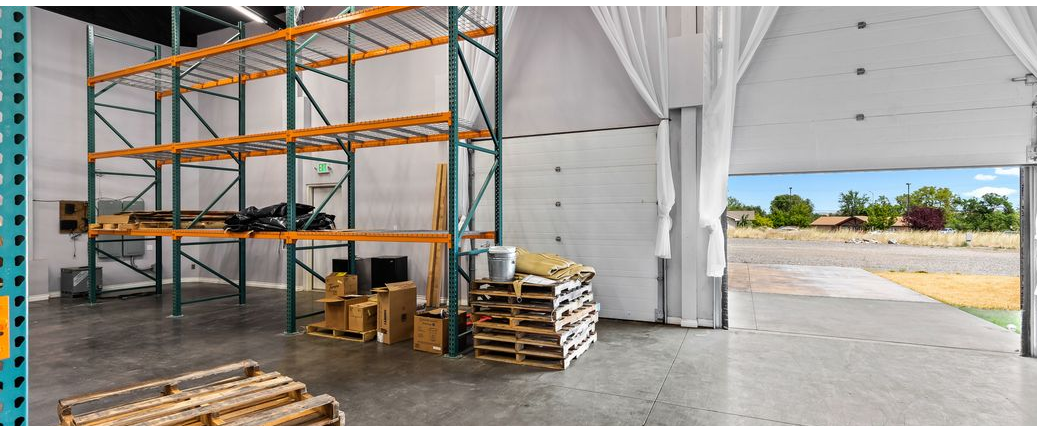
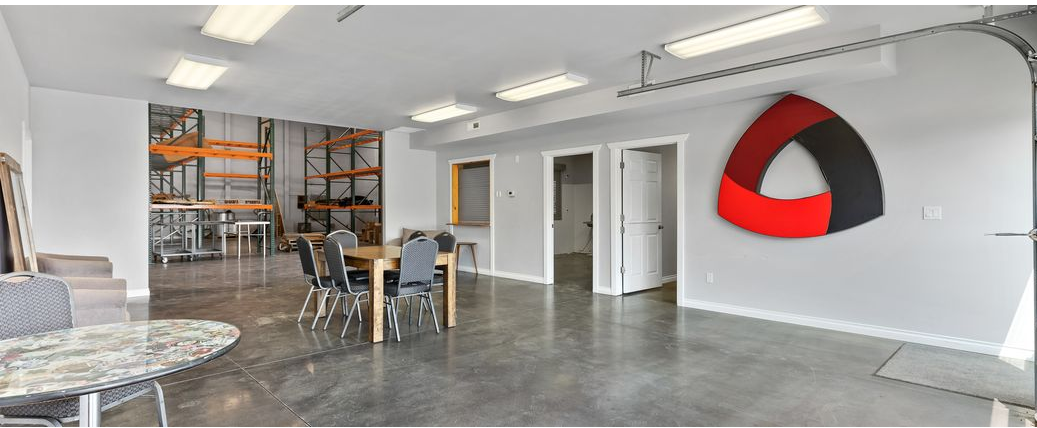
\$100,000 in TI's offered if a lease is executed by December 1st, 2023.

Flex building located in West Richland, located right off Van Giesen and Bombing Range Road. Right next to the Flattop Park. CG zoned Flex building is situated on 1.42 Acres and is blacktopped and landscaped for a variety of uses. Zoning will allow for Brewery, Roasting, Venue space, Retail, Wholesale and other uses. 3,950 SF Clear span building with tall eave heights and 4 roll-up doors will let your business utilize all aspects of this compound. 1,450 SF of finished mezzanine space, 2 ADA restrooms, an Office, and a Kitchenette make this functional setup ready for Clients/Customers. Located at Flattop Hill's base, the development will offer over 15,000 SF of dynamic space. Hikers from the adjoining trail can soon descend to enjoy artisanal brews and eclectic retail hubs. Crafted by StrickerCRE & Ownership, this fusion of commerce and nature promises a unique, flourishing community. Call your Listing Brokers for more information on this building and future projects. NNN estimated at \$4.25/SF

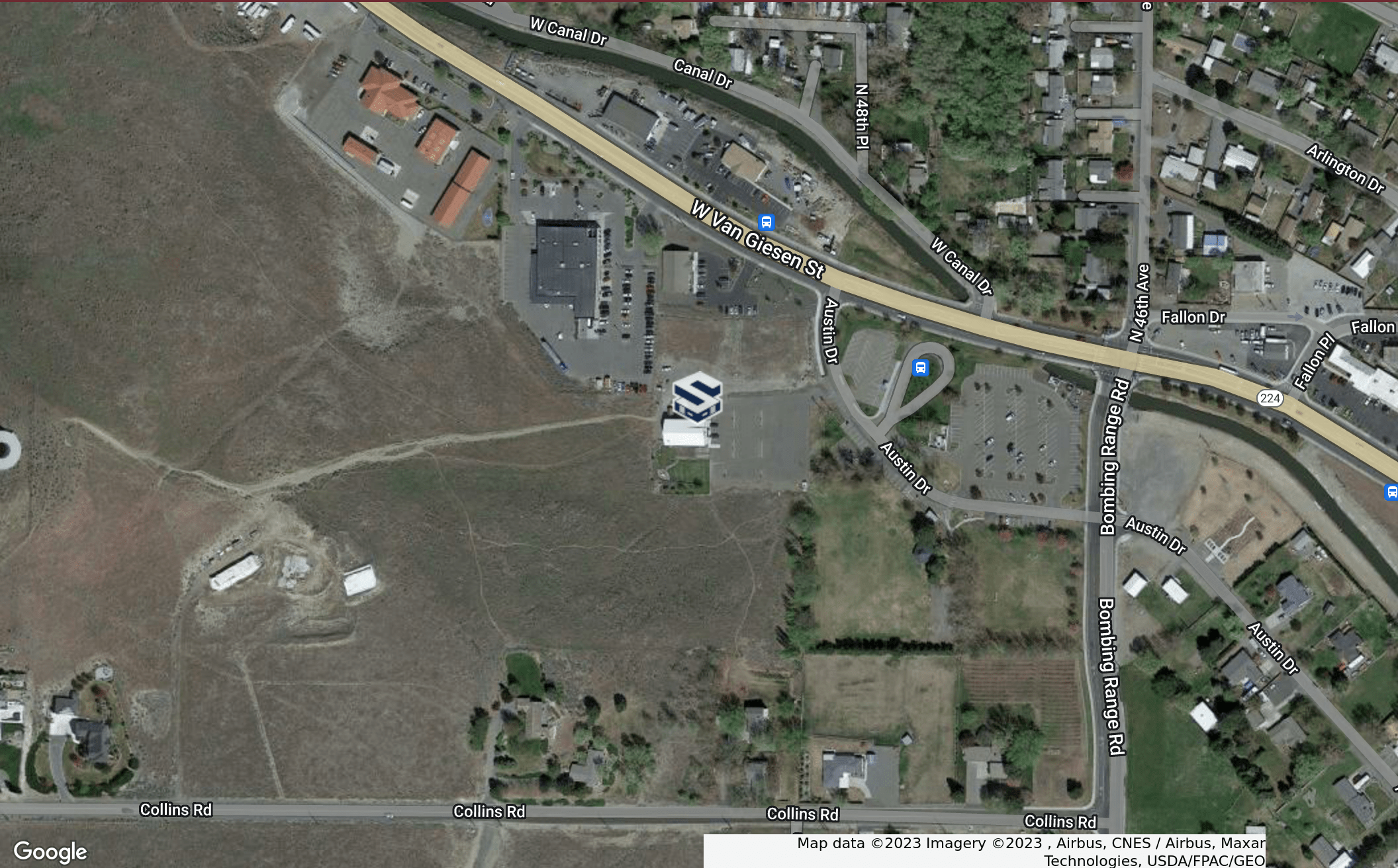
Offering Summary

Lease Rate:	\$20.00 SF/yr (NNN)
Number of Units:	1
Available SF:	5,400 SF
Lot Size:	1.42 Acres
Building Size:	5,400 SF
Zoning	Commercial General

Additional Photos



Location Map



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