



206 N Benton St, Ste A

Kennewick, Washington 99336

Property Overview

Introducing a flexible leasing opportunity in Kennewick with a showroom, loading dock, high-bay warehouse space, and a spacious mezzanine with an office and restroom.

This practical property is designed to support your business operations with ease and functionality.

Property Highlights

- Showroom with natural lights
- Loading dock with roll up door
- High bay warehouse space
- Large mezzanine with office and restroom

Offering Summary

Lease Rate:	\$5,000 per month (NNN)
Building Size:	±21,404 SF
Available SF:	±8,681 SF
Lot Size:	±0.753 Acres



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

89 Gage Blvd
Richland, WA 99352
509 943 5200 tel
naitri-cities.com





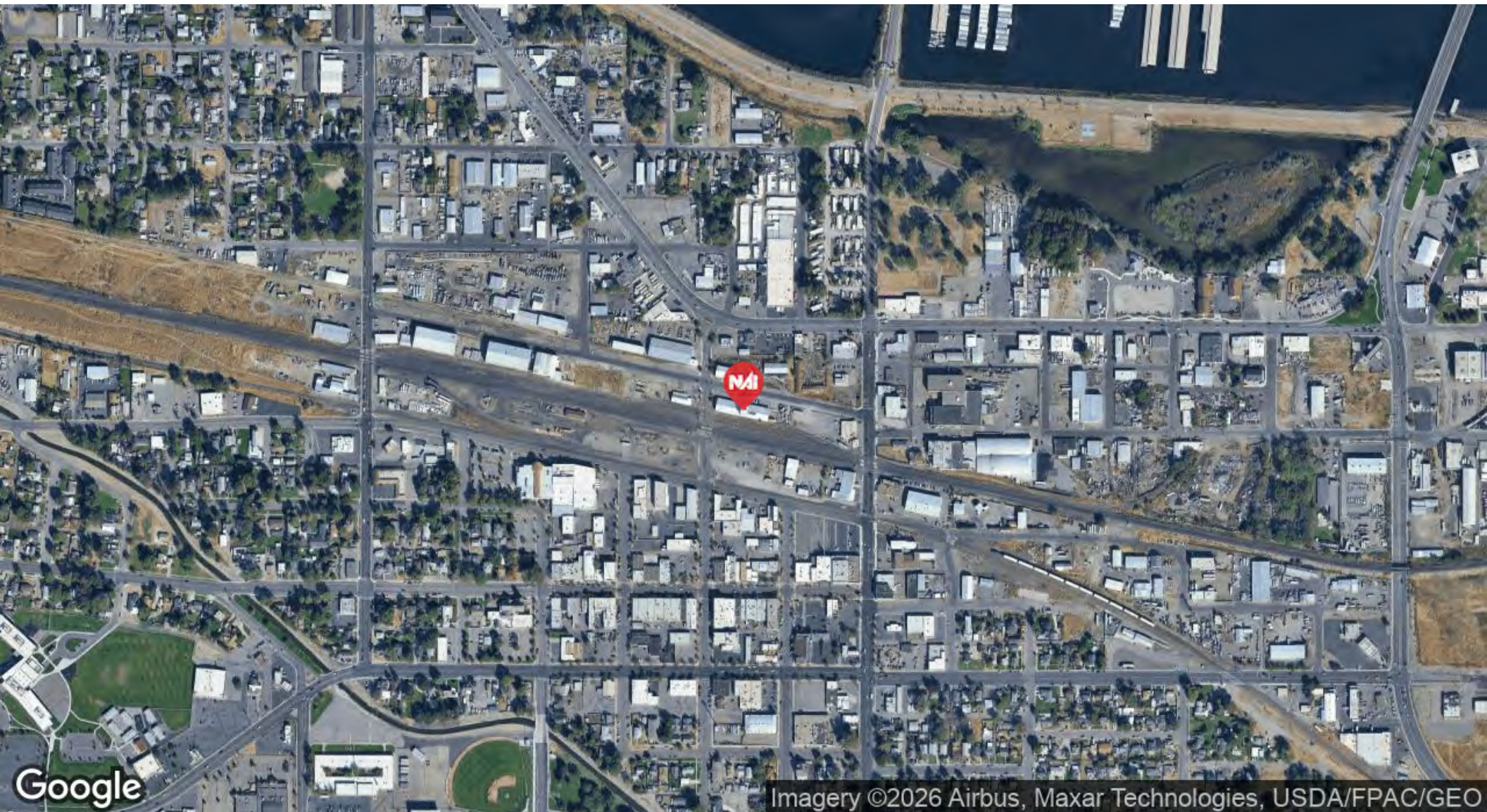
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

89 Gage Blvd
Richland, WA 99352
509 943 5200 tel
naitri-cities.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

89 Gage Blvd
 Richland, WA 99352
 509 943 5200 tel
 naitri-cities.com

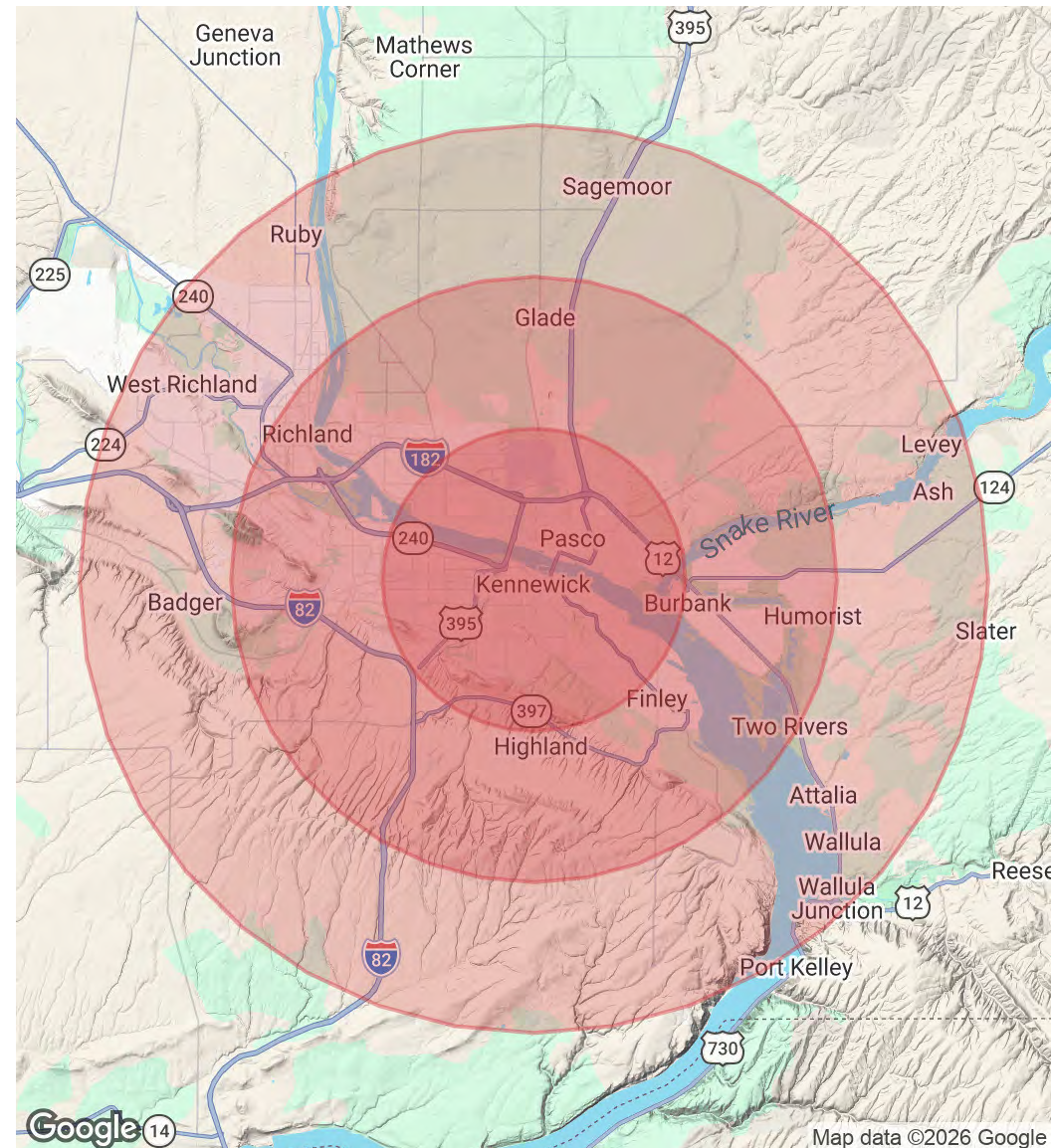


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

89 Gage Blvd
 Richland, WA 99352
 509 943 5200 tel
naitri-cities.com

Population	5 Miles	10 Miles	15 Miles
Total Population	133,934	226,457	271,956
Average Age	33.9	35.0	35.2
Average Age (Male)	33.9	34.8	35.1
Average Age (Female)	34.2	35.8	35.8
Households & Income	5 Miles	10 Miles	15 Miles
Total Households	44,836	78,979	94,919
# of Persons per HH	3.0	2.9	2.9
Average HH Income	\$91,645	\$106,925	\$111,173
Average House Value	\$335,198	\$382,197	\$392,635

2023 American Community Survey (ACS)



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

89 Gage Blvd
Richland, WA 99352
509 943 5200 tel
naitri-cities.com