



# Kennewick Industrial Building + Yard



**Price Reduced | 6,100 SF + Secure Yard | 7% Cap**

Leased Through 2028

723 W Deschutes Ave, Kennewick, WA 99336

**PRESENTED BY:**

**ARIEL MIZRAHI**

O: 509.251.7716

ariel.mizrahi@svn.com

WA #25031188

**OMAR SADAoui, CCIM**

O: 509.321.2000

omar.sadaoui@svn.com

WA #22008121

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,171,429
<b>CAP RATE:</b>	7.00%
<b>PRICE PER SF:</b>	\$191.22
<b>LOT SIZE:</b>	0.87 AC   37,897 SF
<b>BUILDING SIZE:</b>	6,126 SF
<b>APN:</b>	136994020004006, 136993010672004
<b>LEASE TYPE:</b>	NNN

## PROPERTY DESCRIPTION

The subject property is 0.87 acres of graveled and fenced yard with 6,126 SF of warehouse and office. The site is currently leased to SPM (formerly Stripe Rite) and could be occupied by a user, subject to the current tenant's lease (Contact Listing Broker for more information).

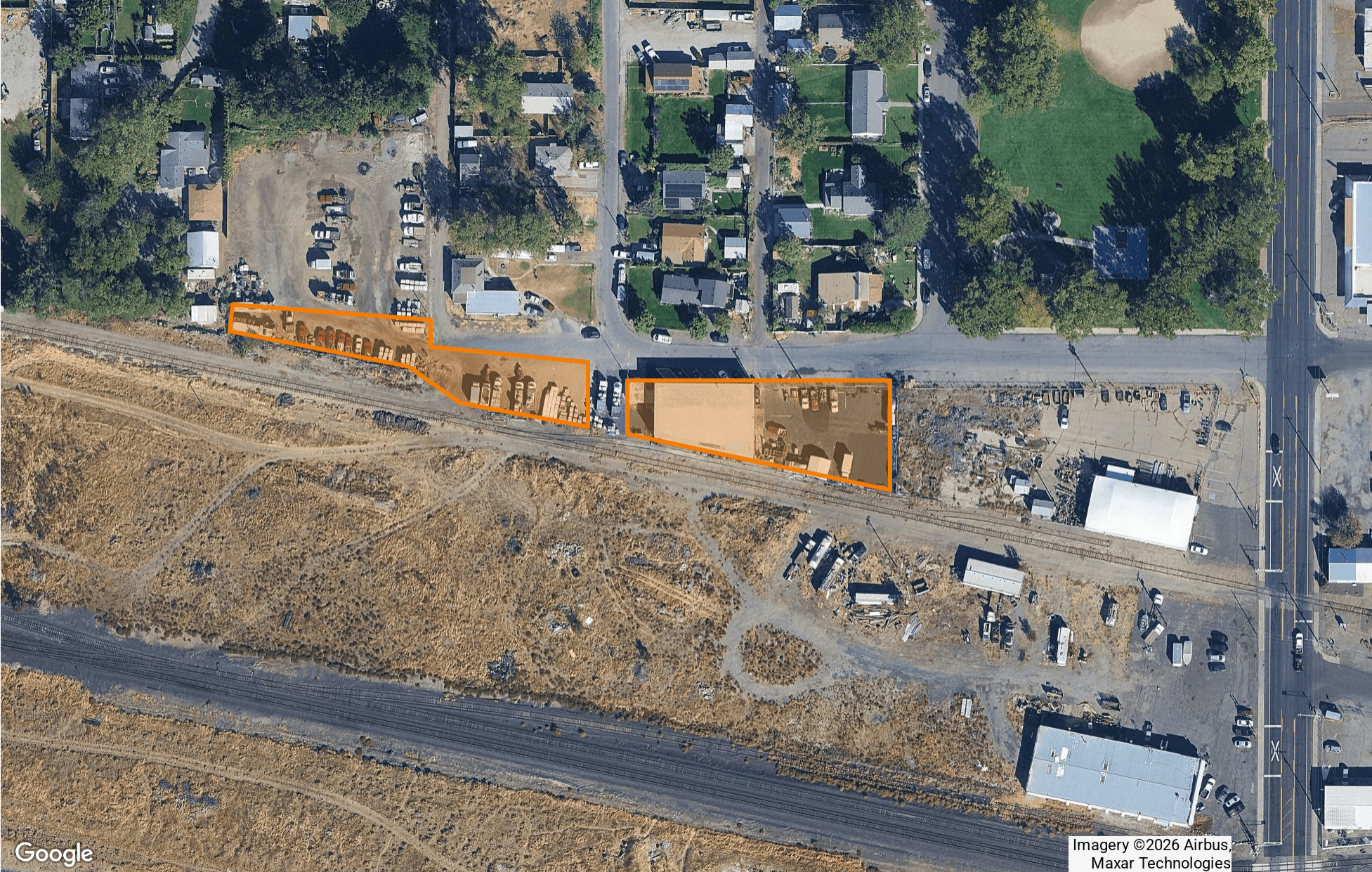
## PROPERTY HIGHLIGHTS

- Convenient access to US-395 and the East Kennewick industrial submarket
- Located within a designated Opportunity Zone
- Suitable for investors with future owner-user or redevelopment optionality
- Gated and non-gated yard areas supporting equipment and vehicle storage
- Zoned Light Industrial

# SITE PHOTOS



# SITE AERIAL



Google

Imagery ©2026 Airbus,  
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# REGIONAL MAP



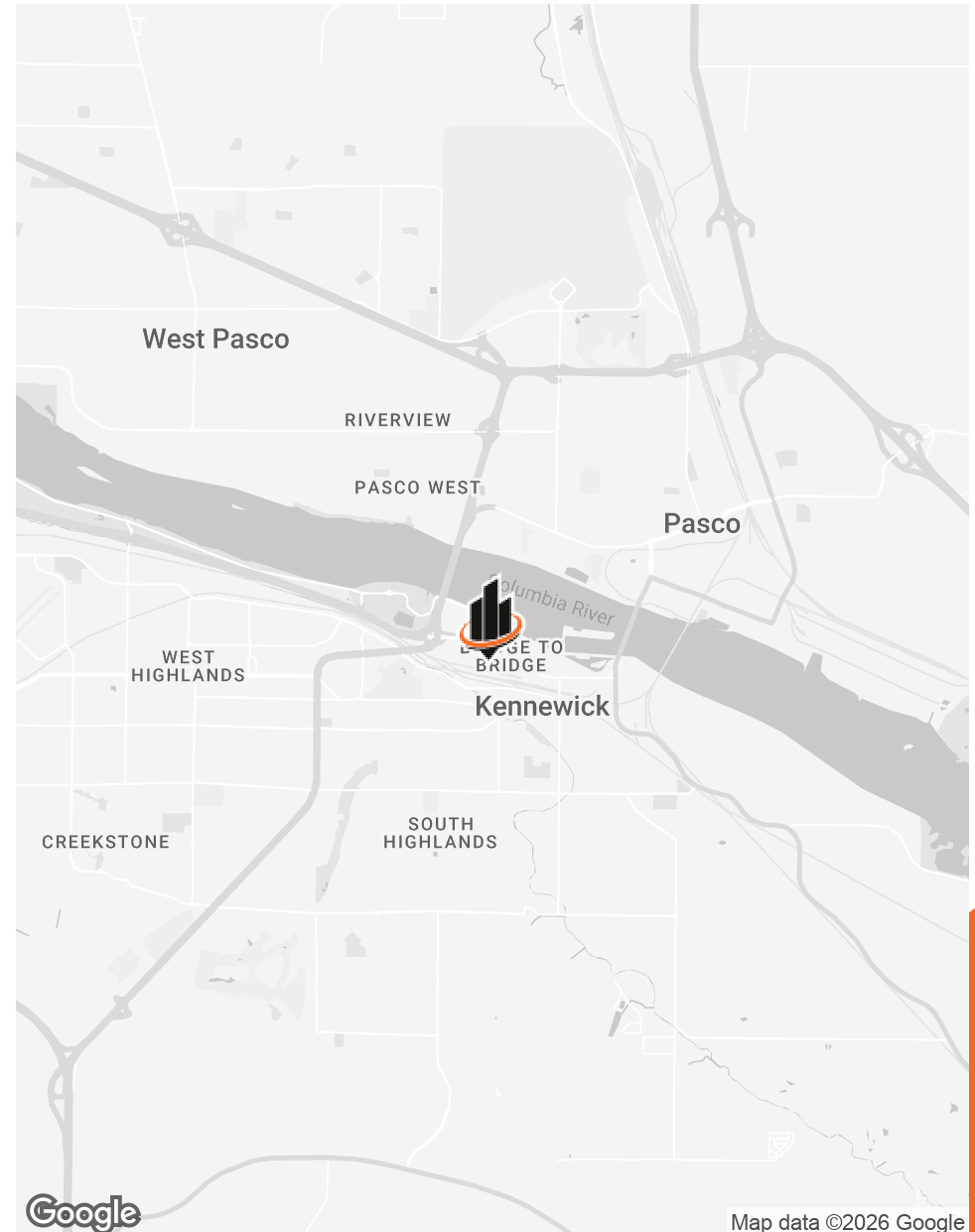
# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,656	86,143	152,496
AVERAGE AGE	34	35	36
AVERAGE AGE (MALE)	33	35	35
AVERAGE AGE (FEMALE)	36	36	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,483	29,198	51,339
# OF PERSONS PER HH	2.8	3	3
AVERAGE HH INCOME	\$54,939	\$83,425	\$101,101
AVERAGE HOUSE VALUE	\$267,206	\$313,025	\$356,803

2020 American Community Survey (ACS)



Google

Map data ©2026 Google



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1311 N. WASHINGTON STREET  
SUITE D  
SPOKANE, WA 99201



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