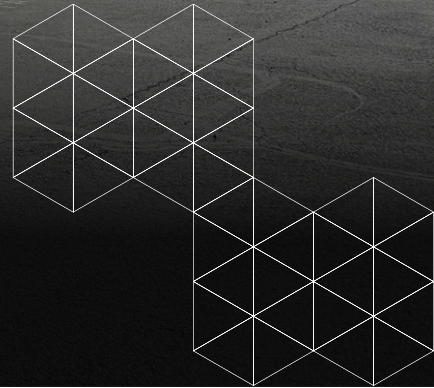


FOR LEASE



COMMERCIAL BUILDING

5003 W Clearwater Avenue | Kennewick, WA 99336



LEASE RATE		\$5,000 /Month (\$12.50 PSF /YR)
LEASE TYPE		Modified Gross
BUILDING SIZE		±4,800 SF
YEAR BUILT		1960
LOT SIZE		±0.76 AC
PARCEL NO.		104891000043003
ZONING		Commercial

- MLS #289470
- Free Rent and Tenant Improvement Allowance Available

LANCE BACON

509.430.6547

lance.bacon@kiemlehangood.com

**KIEMLE
HAGOOD**

This versatile industrial building offers ±4,800 SF of functional commercial space ideal for a range of business uses, from light manufacturing and shop operations to warehouse storage and service-oriented tenants. The property sits on a ±0.76-acre parcel and provides convenient access with on-site parking and loading capability, ensuring efficiency for your businesses needs.

Positioned along a high-visibility Clearwater Avenue corridor, this location benefits from strong traffic exposure and easy connectivity to major Tri-Cities thoroughfares. With solid bones, flexible zoning, and a layout that supports a variety of business functions, this property presents a rare opportunity to secure a practical, well-located industrial space in Kennewick's active commercial market.





COMMERCIAL BUILDING

5003 W Clearwater Avenue | Kennewick, WA 99336

VIEW LOCATION



LANCE BACON

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