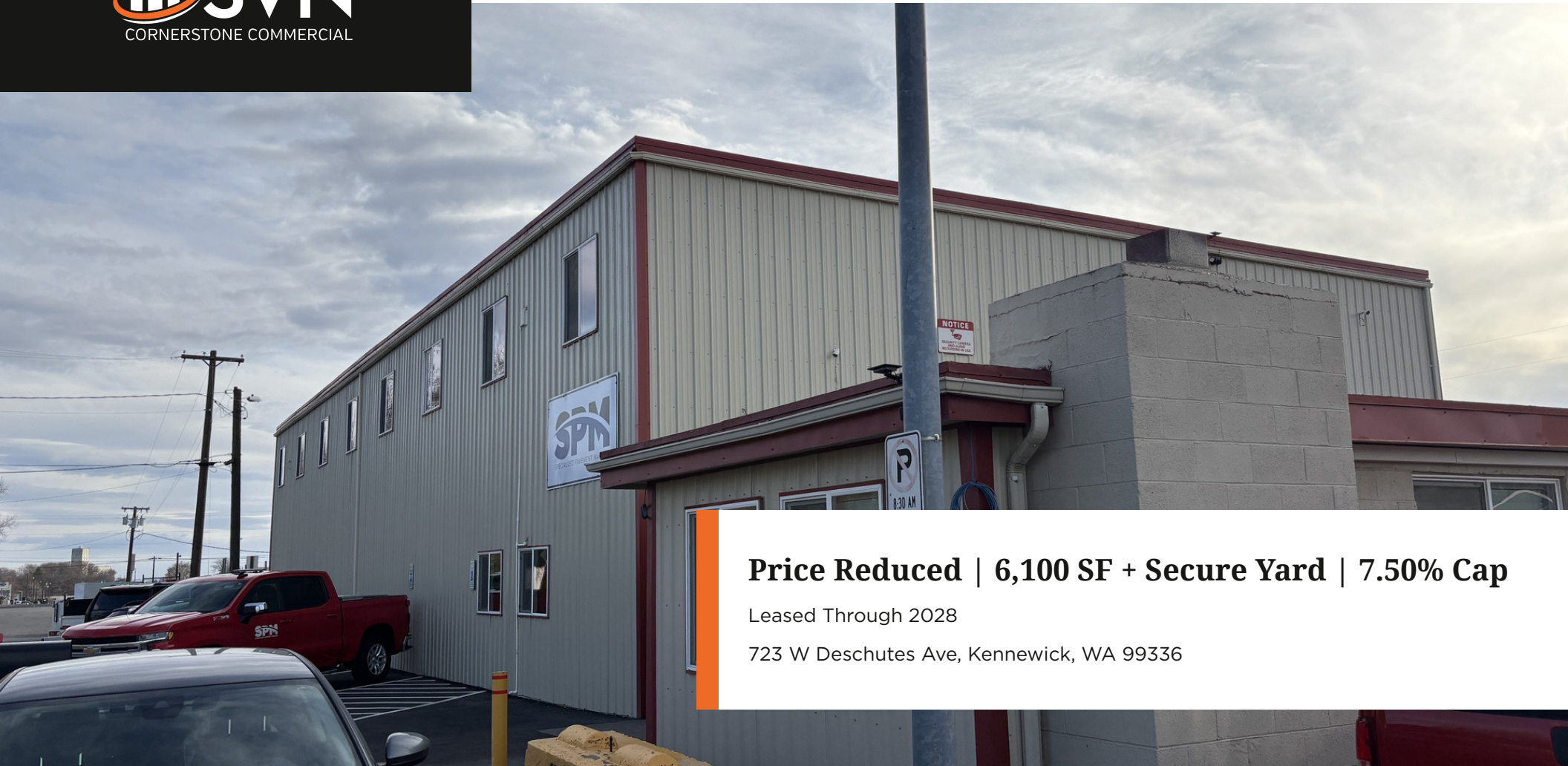




Kennewick Industrial Building + Yard



Price Reduced | 6,100 SF + Secure Yard | 7.50% 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

SALE PRICE:	\$1,125,000
CAP RATE:	7.50%
PRICE PER SF:	\$183.64
LOT SIZE:	0.87 AC 37,897 SF
BUILDING SIZE:	6,126 SF
APN:	136994020004006, 136993010672004
LEASE TYPE:	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



REGIONAL MAP

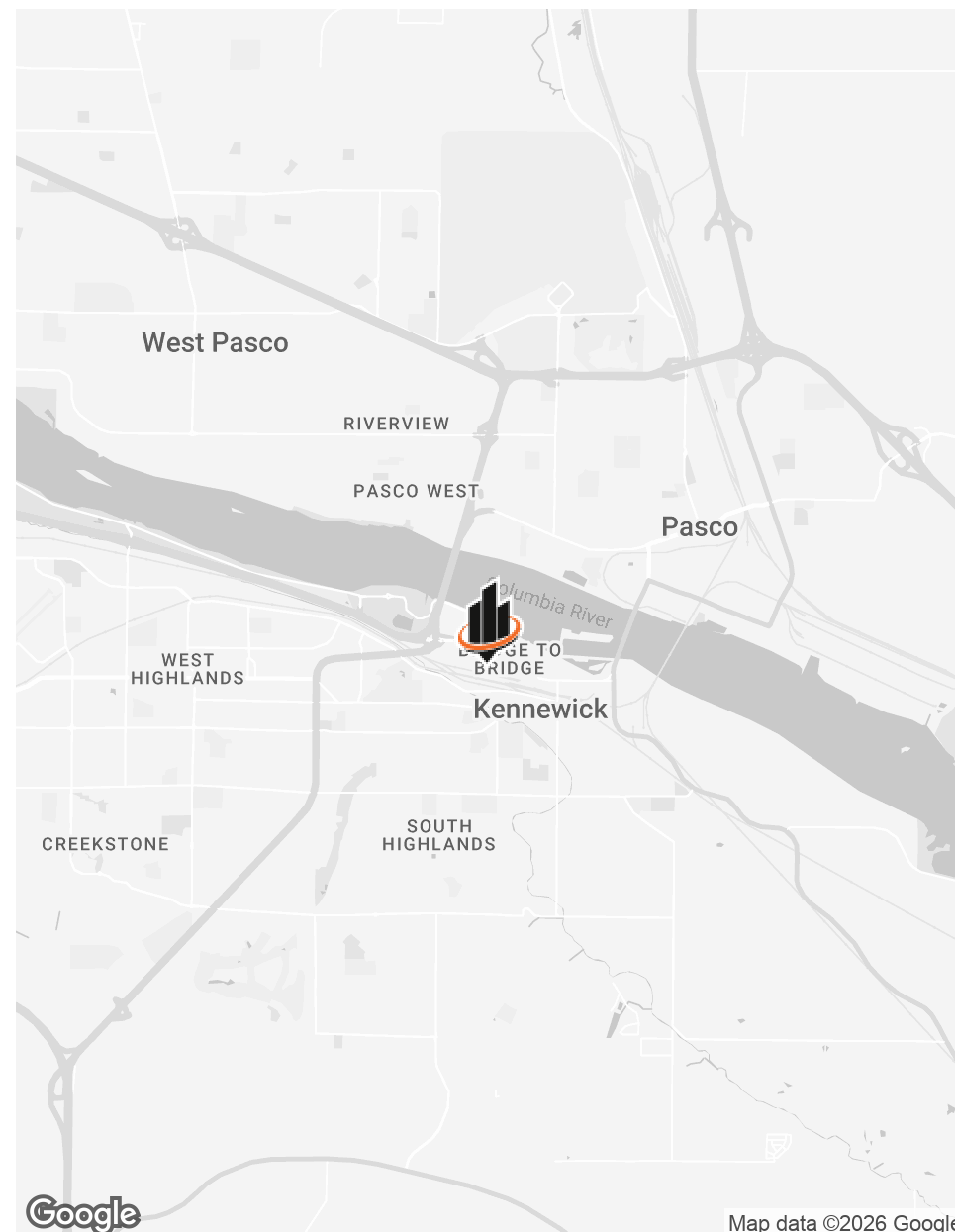


DEMOGRAPHICS MAP & REPORT

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)





DISCLAIMER

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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1311 N. WASHINGTON STREET
SUITE D
SPOKANE, WA 99201



SVNCORNERSTONE.COM