



10711 W Clearwater Ave, Kennewick

Multiple Suites available
MLS #277819 & 277820

Contact

Kirt Shaffer | 509.521.9183
kirt@tippettcompany.com

SUMMARY

This offering is an opportunity to establish a location in a part of the community that is experiencing a tremendous amount of new development; commercial, retail, and residential.

This building's location will offer high visibility along a high traffic arterial with quick access to Interstate 82 and to the regional shopping mall and related businesses.

Over half of this 10,000 + SF building will be occupied by a well-established technology company whose principles are the same as the building ownership.

The site has been developed in a manner allowing for ample parking .

These spaces can be combined for a larger footprint or leased individually.

LEASE

\$28.00/SF + NNN

Suite B – Retail	1,526 SF
Suite C – Retail	1,526 SF
2026 Estimated NNN	\$2.53/SF

ADDRESS

10711 W Clearwater Ave
Kennewick, WA 99336

TAX PARCEL

101884BP3722001

CONTACT

Kirt Shaffer
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2815 St, Andrews Loop, Suite F
Pasco, WA 99301

ZONING

CC – Commercial Community

UTILITIES

Water: City of Kennewick

Sewer: City of Kennewick

Power: Benton PUD

DEMOGRAPHICS

Daily Traffic Count - Clearwater Ave: 17,853

LINKS

Municipal

<https://www.go2kennewick.com/>

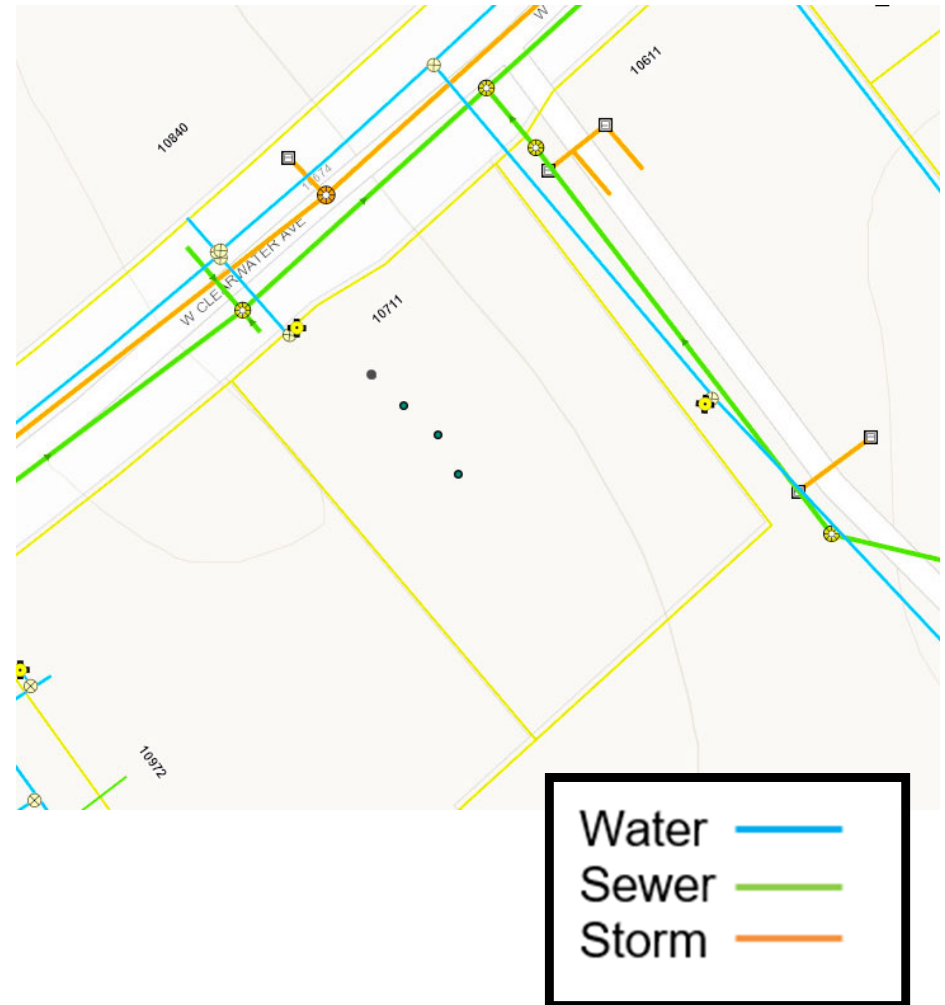
<https://www.co.benton.wa.us/>

Economic Development

<https://portofbenton.com/>

<https://www.tridec.org/>

UTILITY MAP



LOCATION MAP



Subject Property

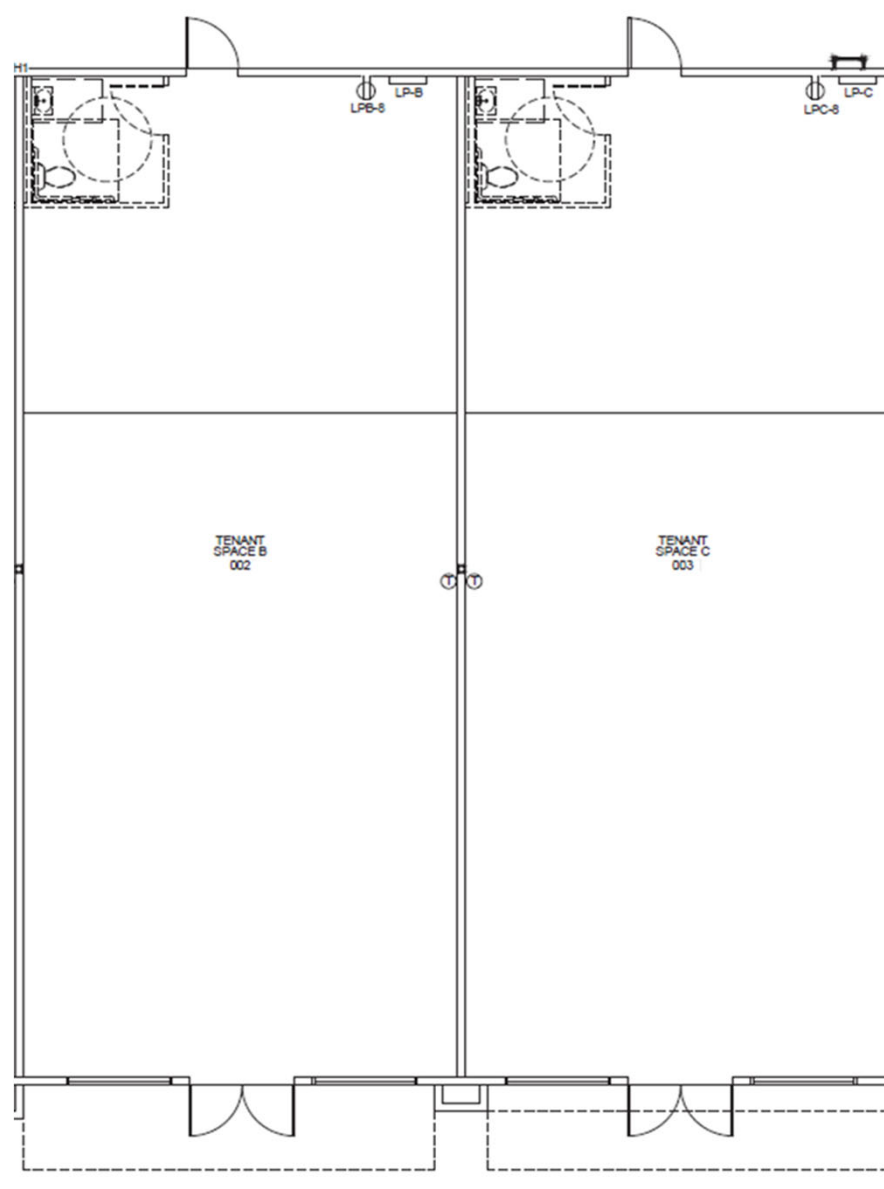
No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently verifying all presented information.

LOCAL BUSINESSES



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FLOOR PLANS – SUITES B & C



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PHOTOS



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