FOR SALE

8060 Keene Road

West Richland, WA 99353

±35,488 SF | $9,750,000 | MLS 289810

NAI Tri-Cities

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EXECUTIVE SUMMARY

NAI Tri-Cities

Offering Procedure

The subject of this offering is an approximately Winery building, situated on approximately ±10 Acres of land. The current asking price is $9,750,000.

This transaction will be conducted through an offering process in accordance with the terms and provisions of this Offering Memorandum, which NAI Tri-Cities may, in its sole discretion, amend or update (provided that NAI has no obligation to amend or update the information included herein or otherwise made available to prospective purchasers). Each prospective purchaser has signed a Confidentiality Agreement in form and substance satisfactory to NAI is a condition of its receipt of this Offering Memorandum.

Inquiries concerning the procedures outlined in this Offering Memorandum may be directed to:

NAI Tri-Cities

Todd Sternfeld
Principal / Commercial Broker
C: 509 539 3998
todd@naitcc.com

Distribution of Offering Materials and Review Period:

All due diligence materials that will be provided will be made available through the Real Capital Markets website (www.rcm1.com).

Tour Dates:

Private tours of the Property are being offered by appointment only. Please schedule your site visit at your earliest convenience, by sending an email to Todd Sternfeld, todd@naitcc.com.

Initial Offers Due:

The official bid date will be determined and communicated via the RCM website at a later date. To ensure confidentiality and accuracy, offers will only be accepted via the Offer Room located on the Real Capital Markets website. No offering price has been established for this sale. NAI Tri-Cities encourages all prospective purchasers to review the offer instructions prior to the Offer Date and contact Todd Sternfeld at FirstLast@naiglobal.com should they have any questions.

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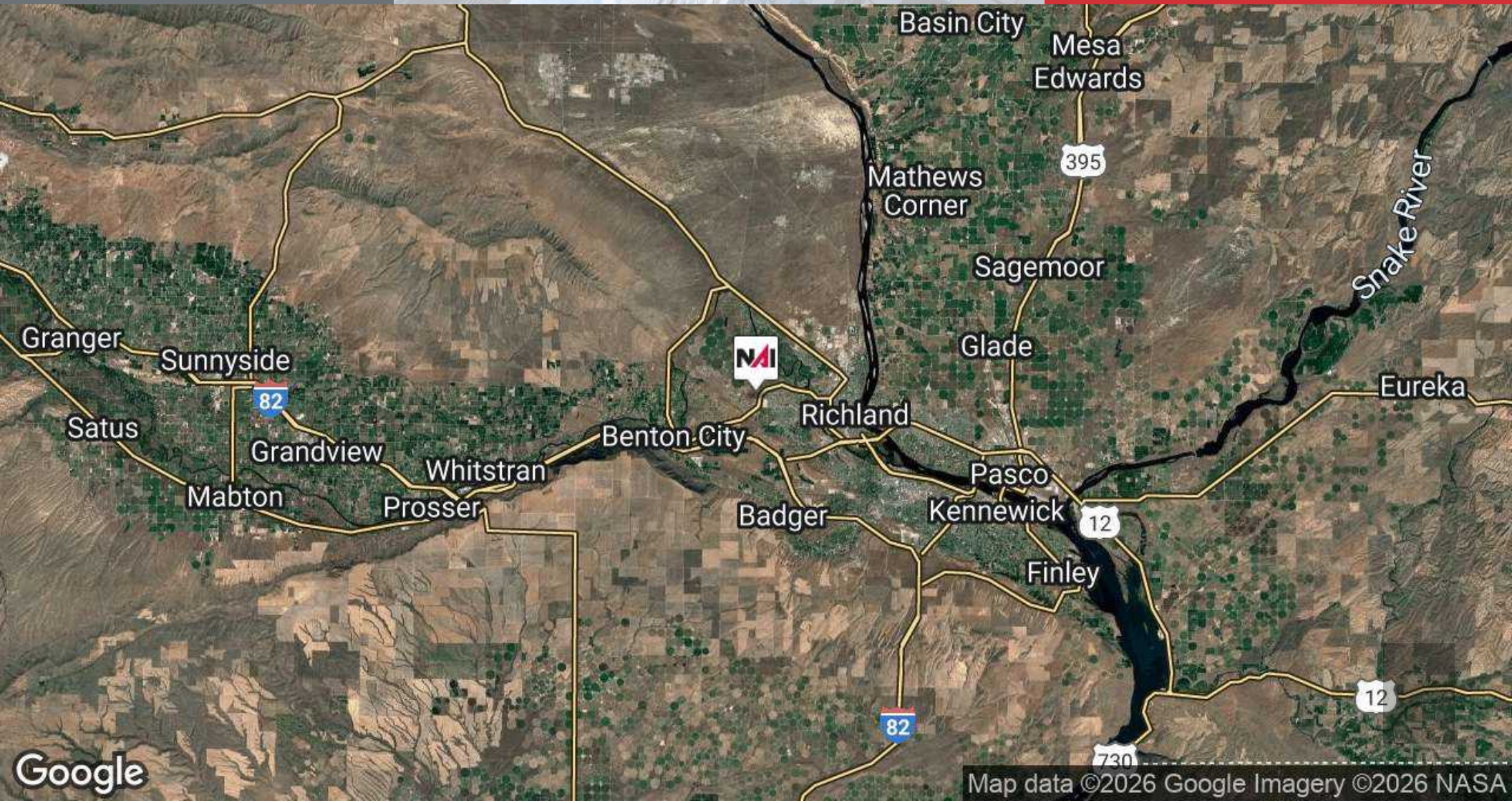
Regional Map



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PROPERTY OVERVIEW

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Property Summary

Property Description

MLS #289810. Located in one of Washington's fastest-growing regions, known for its strong economic ties to the Hanford Site and Pacific Northwest National Laboratory. These institutions drive a demand for businesses that serve the area's professionals. With its strong infrastructure, family-friendly environment, and pro-business local government, the area is poised to become a key commercial hub, offering a prime opportunity for businesses seeking to capitalize on Richland's continued growth. The subject property is located on Keene Rd between Van Giesen and Paradise Way, and is situated on 5 acres. Current zoning is Commercial and Industrial Light. Both Van Giesen and Paradise Way are major arterial roads in and out of West Richland.

The Tri-City Herald has quoted the City of West Richland as a "hotbed" of residential construction. The Lewis & Clark Ranch is in the pathway of the City's future growth and is currently in comprehensive planning. The Red Mountain Center (located at the gateway to the Lewis & Clark Ranch) is well-positioned to accommodate the City's current and future commercial and industrial growth. The surrounding parcels provide zoning options for a variety of business purposes, making them ideal for scalable development. The winery is situated on parcel 10297400000300, with all utilities in place, and the FAR (Floor Area Ratio) of the building will allow for the opportunity to build commercial pad sites fronting Keene Rd.

Tri-Cities residential growth has been moving west, with West Richland experiencing explosive residential growth. In September 2025, Lewis and Clark Ranch has approved plans for nearly 3,800 new homes. With that in mind, the city will need commercial / retail to support the community. 8060 Keene Rd is located in a prime location. Dialogue has been initiated with the city of West Richland.

Location Description

The West Richland area offers a perfect blend of natural beauty, business potential, and community amenities. Nearby attractions include the Red Mountain AVA, known for its scenic vineyards and award-winning wineries, providing an unparalleled lifestyle experience for potential tenants or clients. With easy access to major highways and proximity to the Tri-Cities Airport, the location is ideal for businesses seeking convenience and connectivity. Consider the endless potential of the area's growing economy, making it an ideal destination for your next office or office building investment.

Offering Summary

Sale Price:	$9,750,000
Lot Size:	±5 Acres
Building Size:	±35,488 SF

Demographics	2 Miles	5 Miles	10 Miles
Total Households	3,606	14,653	54,604
Total Population	10,670	39,817	147,256
Average HH Income	$144,834	$143,927	$134,463

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Property Highlights

SCAN FOR FULL VIDEO TOUR

Property Highlights

- Class A industrial space
- Current wine operation in place
- Situated on approximately ±5 Acres
- An additional 5-Acre parcel available (negotiable)
- Located in Red Mountain — a rapidly growing area
- 30-foot clear ceiling height
- Polished concrete floors
- 6–8 inch reinforced concrete slab with rebar
- 60-mil TPO membrane roof
- 1,600-amp, 480/277-volt electrical service
- 600-amp main breaker
- 8-inch water line with municipal (city) connection
- Temperature-controlled rooms
- Drive-through overhead door
- Certified scale on-site
- Pad site available, suited for approximately 10,000–30,000 SF development

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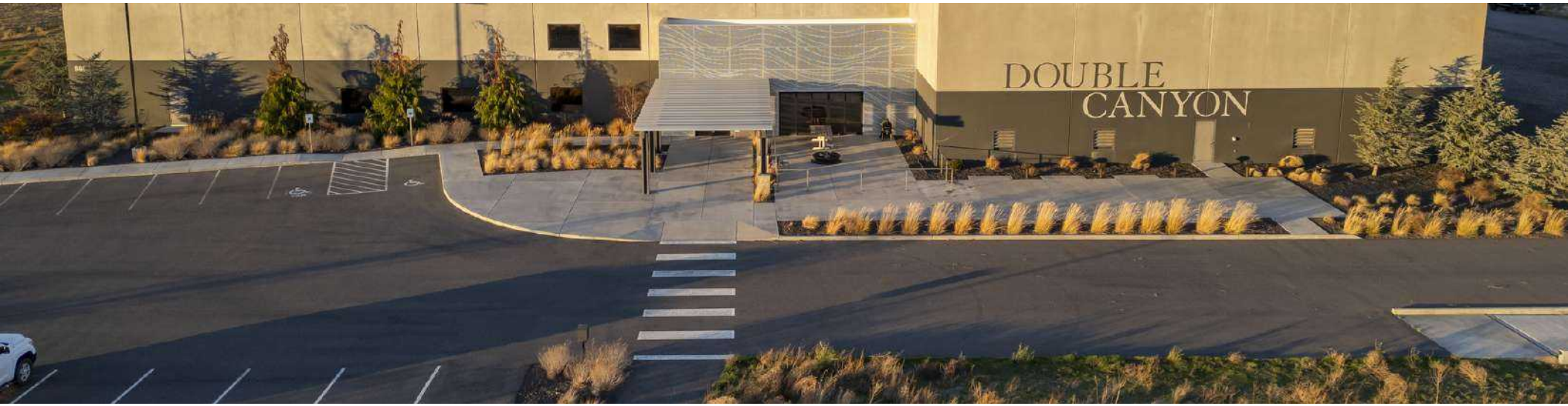
Property Information

Location Information

Building Name	8060 Keene Road
Street Address	8060 Keene Road
City, State, Zip	West Richland, WA 99353
County	Benton
Cross-Streets	Keene Rd and W Van Giesen St

Property Information

Property Type	Winery
Zoning	Commercial and Industrial Light
Lot Size	±5 Acres
APN #	102974000003000



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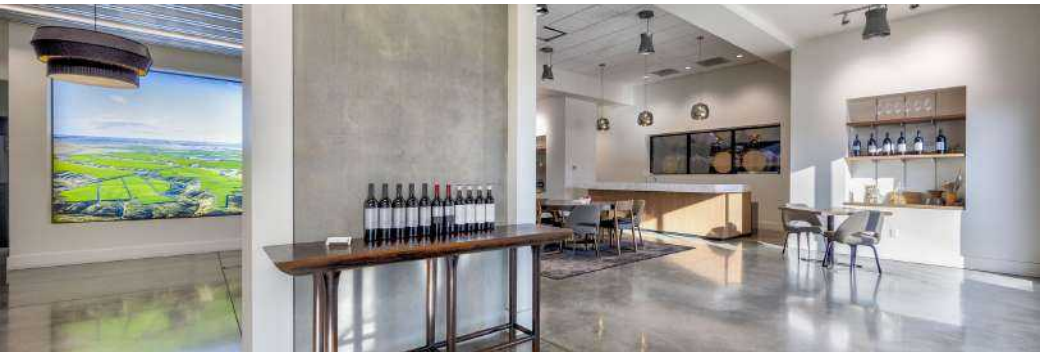
Interior Photos



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Exterior Photos

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Production Facilities

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Aerial View

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MARKET OVERVIEW

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Investment Highlights

Investment Highlights

- Strategic Growth Location – Situated in one of Washington State's fastest-growing regions, supported by major employment centers including the Hanford Site and Pacific Northwest National Laboratory.
- Strong Residential Expansion – West Richland is experiencing rapid residential growth,
- with the nearby Lewis & Clark Ranch approved for approximately 3,800 new homes, driving future demand for commercial, retail, and service-oriented uses.
- Prime Access & Visibility – Located on Keene Road between Van Giesen Street and Paradise Way, two major arterial corridors serving West Richland and the greater Tri-Cities area.
- Large, Scalable site – Up to approximately 10 acres total with the acquisition of the adjacent 5-acre lot, providing flexibility for phased development, expansion, or multi-user strategies.
- Flexible Zoning – Zoned Commercial and Industrial Light, with surrounding properties offering a range of compatible commercial and industrial uses. City is Open to Change of Use.
- Existing Infrastructure in Place – Primary building includes all utilities, reducing upfront development costs and accelerating time to market.
- Development Upside – Favorable Floor Area Ratio (FAR) allows for potential additional commercial pad sites fronting Keene Road.
- Pro-Business Municipality – West Richland offers a supportive local government and has demonstrated commitment to managed commercial and industrial growth.
- Multiple Exit Strategies – Suitable for owner-users, investors, redevelopment, or mixed-use commercial concepts aligned with future population growth.
- Long-Term Market Support – Continued population and business growth in West Richland is expected to drive increased demand for last-mile distribution and industrial

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Suggested Uses

Entertainment/Experiential USE

- Destination-Scale Facility – Large, well-built structure suitable for indoor entertainment concepts including golf simulators, family entertainment, sports training, event venues, or experiential retail.
- Growing Population Base – Rapid residential growth in West Richland and the nearby Lewis & Clark Ranch development (≈3,800 approved homes) supports sustained demand for entertainment and leisure uses.
- Strong Regional Demographics – Proximity to major employment centers, including the Hanford Site and Pacific Northwest National Laboratory, provides a consistent customer base with discretionary spending power.
- High-Visibility Location – Positioned along Keene Road between Van Giesen Street and Paradise Way, offering excellent access and exposure for destination users.
- Ample Land for Expansion – Approximately 10 acres allow for outdoor amenities, parking, future expansion, or complementary uses.
- Utilities & Infrastructure in Place – Existing building and utilities reduce capital requirements and support faster activation of entertainment concepts.
- Flexible Long-Term Use – Zoning and surrounding land uses support adaptive reuse and repositioning as consumer demand evolves.

Distribution/Logistics

- Strategic West Tri-Cities Location – Located in a growing industrial corridor with access to key arterial routes serving West Richland and the greater Tri-Cities market.
- Large, Functional Site – Offers room for truck circulation, yard space, expansion, or multi-tenant configurations.
- Proximity to Major Employment & Industrial Drivers – Near Hanford Site–related activity and supporting industries that generate demand for storage, logistics, and light distribution services explosive growth in housing.
- Zoned for Commercial and Industrial Use – Industrial Light zoning supports warehousing, distribution, and light manufacturing uses.
- Existing Utilities & Improvements – Fully serviced site with an existing building, reducing development timelines and upfront infrastructure costs.
- Development & Expansion Potential – Favorable FAR and land configuration allow for additional building area or pad site development.

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Trade Area

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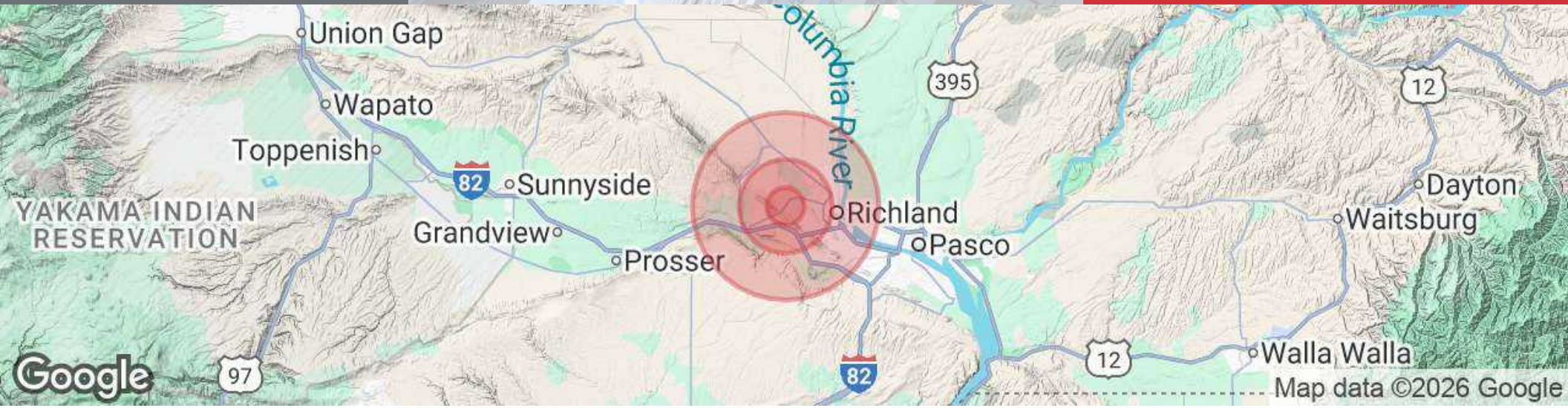
Demographics



Population	2 Miles	5 Miles	10 Miles
Total Population	10,670	39,817	147,256
Average Age	37	39	38
Average Age (Male)	37	38	38
Average Age (Female)	37	39	39

Households & Income	2 Miles	5 Miles	10 Miles
Total Households	3,606	14,653	54,604
# of Persons per HH	3	2.7	2.7
Average HH Income	$144,834	$143,927	$134,463
Average House Value	$467,464	$468,481	$462,445

Demographics data derived from AlphaMap

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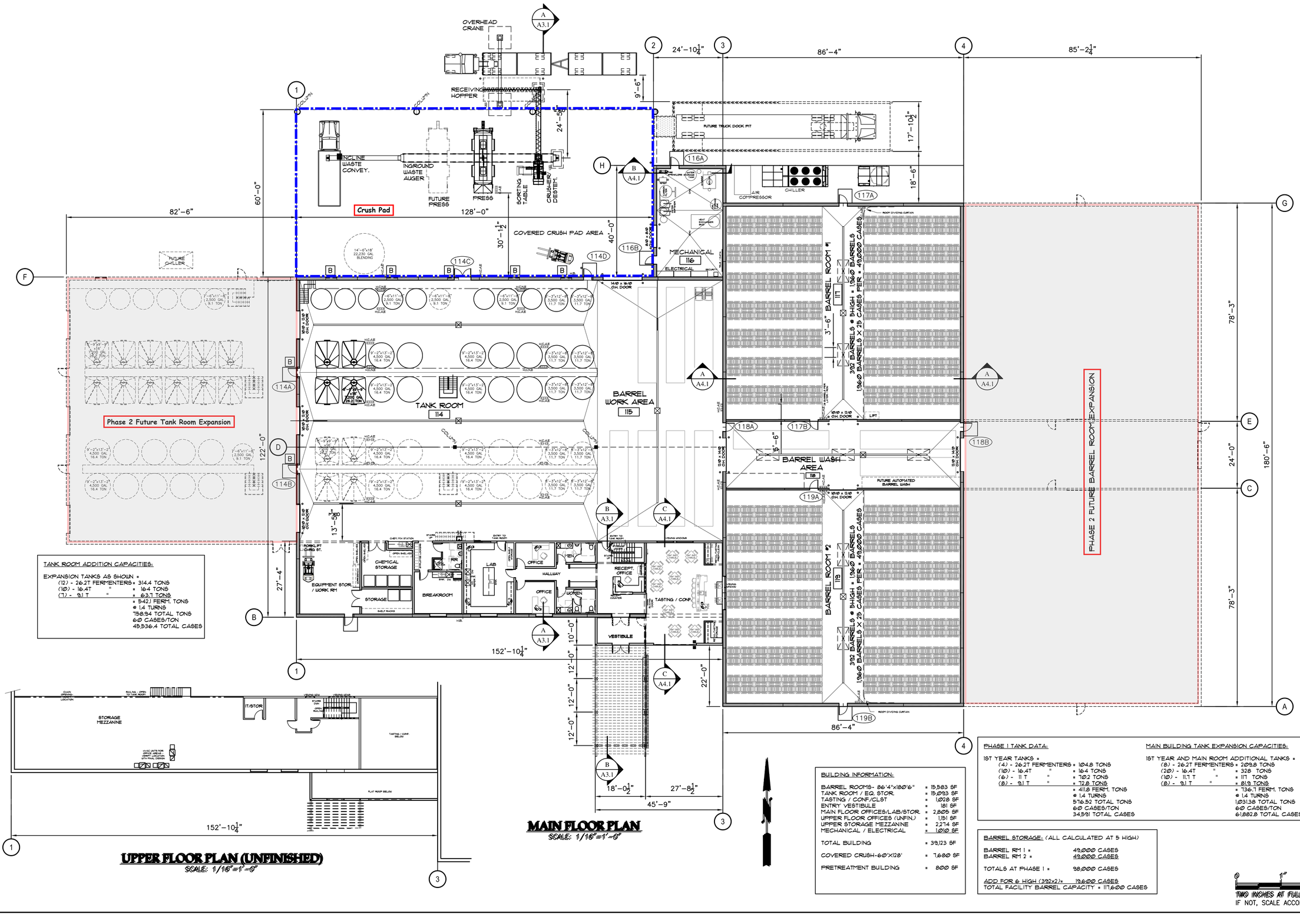

MAIN FLOOR PLAN

SCALE: 1/16"=1'-0"

UPPER FLOOR PLAN (UNFINISHED)

SCALE: 1/16"=1'-0"

TANK ROOM ADDITION CAPACITIES:

EXPANSION TANKS AS SHOWN =
(12) - 26.2T FERMENTERS = 314.4 TONS
(10) - 16.4T " = 164 TONS
(7) - 9.1 T " = 63.7 TONS
= 542.1 FERM. TONS
@ 1.4 TURNS
758.94 TOTAL TONS
60 CASES/TON
45,536.4 TOTAL CASES

BUILDING INFORMATION:

BARREL ROOMS- 86'4"x180'6"	= 15,583 SF
TANK ROOM / EQ. STOR.	= 15,093 SF
TASTING / CONF./CLST	= 1,028 SF
ENTRY VESTIBULE	= 181 SF
MAIN FLOOR OFFICES/LAB/STOR.	= 2,805 SF
UPPER FLOOR OFFICES (UNFIN.)	= 1,151 SF
UPPER STORAGE MEZZANINE	= 2,274 SF
MECHANICAL / ELECTRICAL	= 1,010 SF
TOTAL BUILDING	= 39,123 SF
COVERED CRUSH-60'X128'	= 7,680 SF
PRETREATMENT BUILDING	= 800 SF

PHASE 1 TANK DATA:

1ST YEAR TANKS =
(4) - 26.2T FERMENTERS = 104.8 TONS
(10) - 16.4T " = 164 TONS
(6) - 11 T " = besides 66 TONS
(8) - 9.1 T " = 72.8 TONS
= 411.8 FERM. TONS
@ 1.4 TURNS
576.52 TOTAL TONS
60 CASES/TON
34,591 TOTAL CASES

MAIN BUILDING TANK EXPANSION CAPACITIES:

1ST YEAR AND MAIN ROOM ADDITIONAL TANKS =
(8) - 26.2T FERMENTERS = 209.8 TONS
(20) - 16.4T " = 328 TONS
(12) - 11.7 T " = 117 TONS
(8) - 9.1 T " = 81.9 TONS
= 736.7 FERM. TONS
@ 1.4 TURNS
1,031.38 TOTAL TONS
60 CASES/TON
61,882.8 TOTAL CASES

BARREL STORAGE: (ALL CALCULATED AT 5 HIGH)

BARREL RM 1 = 49,000 CASES
BARREL RM 2 = 49,000 CASES

TOTALS AT PHASE 1 = 98,000 CASES

ADD FOR 6 HIGH (392x2)= 19,600 CASES
TOTAL FACILITY BARREL CAPACITY = 117,600 CASES

TWO INCHES AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY.

SCALE:	NOTED
DATE:	08/31/16
PROJ NO.:	16-015
DWG NAME:	FLOORPLAN
DRAWN:	CDN
CHECKED:	———
APPROVED:	———

No.	DATE	REVISION	BY	APPD

Mountain States Const. Co.
P.O. Box 918
Sunnyside, WA 98944
Off.: (509) 837-6822
FAX: (509) 837-6801

DOUBLE CANYON WINERY
NEW FACILITY - WEST RICHLAND, WA
OVERALL MAIN FLOOR PLAN

SHEET: A1.0

OF:

NAI Tri-Cities

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