CLASS A WAREHOUSE FOR LEASE

8060 Keene Road

West Richland, WA 99353 | MLS 289935

NAI Tri-Cities

±35,488 SF | $18 PSF + NNN

NAI Tri-Cities

For Lease

8060 Keene Road, W Richland WA

See MLS 289810 For Sale Details

Property Overview

Located in one of Washington's fastest-growing regions, the area benefits from strong economic ties to the Hanford Site and Pacific Northwest National Laboratory, driving demand from local professionals. With solid infrastructure, a family-friendly setting, and a pro-business government, it is emerging as a key commercial hub. The 5-acre subject property is zoned commercial and Industrial Light and is located on Keene Rd between Van Giesen and Paradise Way, two major arterial routes in and out of West Richland.

Property Highlights

- Class A industrial space
- Current wine operation in place
- Situated on approximately ±5 Acres
- 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

SCAN ME

For More Information

Todd Sternfeld

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Exterior Photos

FLYER

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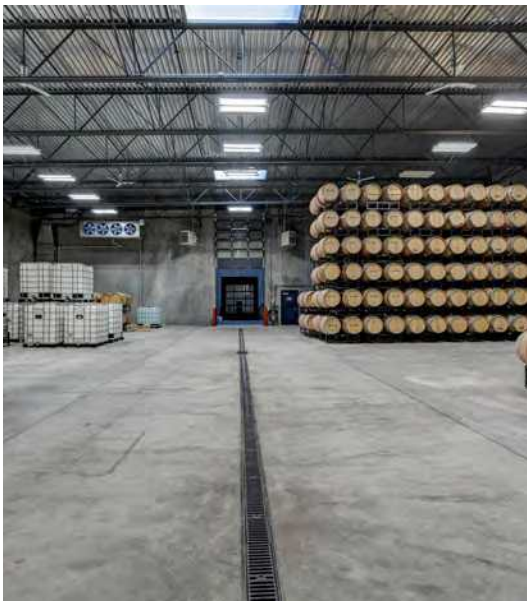
Interior Photos



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Area Map

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Trade Area

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2025 FACT SHEET

TRI-CITIES
WASHINGTON
KENNEWICK • PASCO
RICHLAND • WEST RICHLAND

THREE RIVERS. FOUR CITIES. UNLIMITED POSSIBILITIES.

The Tri-Cities, WA, is a vibrant and rapidly growing region located at the confluence of the Columbia, Snake, and Yakima Rivers in the heart of the Pacific Northwest.

Powered by a strong energy sector, advanced research, and world-class food and beverage manufacturing, the Tri-Cities is where innovation meets opportunity.

With a skilled workforce, faster permitting, affordable living, and unmatched quality of life, the Tri-Cities is the ideal place for your business to start, expand, and thrive.

322,875
Population

150,375
Labor Force

4.6%
Unemployment Rate

CONTACT US FOR MORE INFORMATION:
(509) 735-1000 | tridec@tridec.org | www.TRIDEC.org | @TCDevCouncil

TRI-CITIES COMMUNITY

POPULATION

	2000 Census	2010 Census	2020 Census	2025 Estimate
Tri-Cities, MSA	191,822	253,340	303,622	322,875
Benton County	142,475	175,177	206,873	219,625
Kennewick	54,751	73,917	83,921	87,790
Richland	38,708	48,058	60,560	64,930
West Richland	8,385	11,811	16,295	18,430
Franklin County	49,347	78,163	96,749	103,250
Pasco	32,066	59,781	77,108	82,990

HEALTH CARE

	Employees	Beds	Staff Physicians
Kadlec Regional Medical Center	4,275	337	889
Trios Health	1,100	111	369
Lourdes Medical Center	570	35	29
Prosser Memorial	621	25	70

Health Care Providers

Physicians	469
Dentists	185
Chiropractors	92
Optometrists	56

EDUCATION

K-12 Teacher/Student Ratio

Kennewick School District	1:17
Pasco School District	1:16
Richland School District	1:18

K-12 Per Pupil Expenditure

Kennewick School District	$16,351
Pasco School District	$16,977
Richland School District	$16,643

High school students have the ability to attend Tri-Tech Skills Center (vocational high school) and DELTA High School (STEM high school). Faith based education is also available throughout the community.

Post Secondary Institutions Enrollment

Washington State University Tri-Cities	1,609
Columbia Basin College (CBC)	8,234

Educational Attainment (Population 25 Years and Above)

	Tri-Cities, MSA	Benton County	Franklin County
High School Graduate	24.00%	23.14%	26.10%
Some College	21.37%	22.11%	19.57%
Associate Degree	10.11%	10.52%	9.10%
Bachelor Degree	18.65%	20.82%	13.40%
Graduate Degree	12.50%	13.99%	8.90%

WORKFORCE DEMOGRAPHICS

150,357 Labor Force

143,383 Employment

6,992 Unemployment

4.6% Unemployment Rate

4.7% Unemployment Rate WA

Source: August 2025 Data, WA State Employment Security Department

Nonfarm Employment

	Employees
Total Nonfarm	127,800
Total Private	108,700
Goods Producing	20,600
Construction	12,000
Manufacturing	8,600
Service-Providing	107,200
Private Service Providing	88,100
Trade, Transportation, Utilities	22,700
Retail	13,700
Financial Activities	4,100
Professional and Business Services	23,000
Education and Health Services	21,400
Leisure and Hospitality	12,300
Government	19,100

Source: August 2025 Data, WA State Employment Security Department

Top 15 Employers

Company	Industry	Employees
PNNL	R&D/National Laboratory	6,437
Kadlec Regional Medical Center	Healthcare	4,275
Lamb Weston	Food Processing	3,000
H2C	Environmental Remediation	2,500
First Fruits Farms	Food Processing	2,500
Pasco School District	Education	2,419
Kennewick School District	Education	2,400
Bechtel National	Engineering & Construction	2,000
HMIS	Support Services (DOE Site)	2,000
Amazon	Distribution/Logistics	1,700
Richland School District	Education	1,500
CPCCo	Environmental Remediation	1,560
Energy Northwest	Utilities	1,100
Trios Health	Healthcare	955
Columbia Basin College (CBC)	Education	893

COST OF **LIVING**

Property Tax (Per $1,000 Assessed Value)

Benton County Average	$8.81
Franklin County Average	$7.79
Washington State Average	$8.93

Sales Tax

Benton County (State 6.5% and Local 2.2%)	8.7%
Franklin County (State 6.5% and Local 2.4%)	8.9%

Washington has no personal or corporate income and inventory tax. Businesses do not pay tax on interest, dividends or capital gains.

Cost of Living Index

	Index	Housing	Utilities	Transportation
Tri-Cities, WA	96.0	85.7	82.0	118.4
Yakima, WA	101.4	86.6	113.5	116.8
Spokane, WA	97.8	85.4	100.5	117.3
Seattle, WA	143.4	205.0	100.4	132.0
Moses Lake, WA	101.8	95.9	74.7	124.7
Provo-Orem, UT	97.6	104.0	80.1	103.6
Knoxville, TN	86.2	76.6	86.6	86.9
Portland, OR	115.5	138.3	95.6	124.3
Boise, ID	102.7	103.7	73.7	107.2
Colorado Springs, CO	101.1	104.0	78.2	99.3

Source: ACCRA Cost of Living Index, 2025 Third Quarter Data, Published October 2025

Average Household Income

Tri-Cities, MSA	$122,000
Kennewick	$105,910
Pasco	$111,672
Richland	$139,216
West Richland	$153,502

Average Household Expenditures

Tri-Cities, MSA	$110,760
Kennewick	$102,916
Pasco	$108,030
Richland	$115,764
West Richland	$130,192

Housing

Average Sold Price (SFR, July 2025)	$471,600
Median Sold Price (SFR, July 2025)	$429,900
Number of Active Listings (SFR, July 2025)	1,124
Average Apartment Rent (2 Bedroom, 2 Bath)	$1,205

INFRA**STRUCTURE**

Utility Providers

	Electricity	Solid Waste
Kennewick	Benton PUD	Waste Management
Pasco	Franklin PUD	Basin Disposal
Richland	City of Richland	City of Richland
City of West Richland	Benton REA	Ed's Disposal

Natural Gas	Cascade Natural Gas
Internet Providers	Spectrum, Ziply Fiber

Capacities

	Kennewick	Pasco	Richland	West Richland
Water (mgd)				
Capacity	24.0	35.0	51.0	10.7
Average Daily Use	11.7	10.0	20.0	3.1
Peak Daily Use	19.8	24.0	36.0	7.8
Waste Water Treatment Service (mgd)				
Capacity	10.0	6.5	11.4	1.5
Average Daily Use	5.6	5.4	7.0	0.9

Public Service

	Kennewick	Pasco	Richland	West Richland	Benton County	Franklin County
Firefighters	93	66	75	BCFD#4	15	6
Fire Ins. Rating	3	5	3	4	4	5
Police Officers	107	82	68	22	60	16

Transportation

Highways	I-82, I-182, US-12, US-395, SR-14, SR-17, SR-22, SR-24, SR-221, SR-225, SR-240, SR-260, SR-263
Rail Service	BNSF, Union Pacific, Columbia Rail, Tri-Cities Intermodal
Barge Service	Columbia River (Port of Benton), Snake River (Port of Pasco)
Local Airports	3
Flights Per Day	22
Air Transportation	Alaska, American, Delta, United Allegiant, Avelo, Breeze
Direct Flight Destinations	10 (AZ: Phoenix-Mesa, Phoenix-Sky Harbor; CA: Burbank, Los Angeles, San Francisco; CO: Denver; MN: Minneapolis; NV: Las Vegas; UT: Salt Lake City; WA: Seattle)
Runways	Up to 7,700 Feet

GLOBAL**ACCESS**

The Tri-Cities has numerous locations to support your business needs, including large sites with up to 500 contiguous acres.

With direct access to interstate highways, BNSF and UP railroads, extensive commercial barge transportation to the Pacific Ocean, and an airport with direct service to 10 major metros across the nation, the Tri-Cities is a gateway to the world.

Visit www.TryTriCitiesSites.org to find your perfect site!

LIFE IN THE **TRI-CITIES**

200 Wineries

10 Breweries

300 Restaurants

10 Golf Courses

37 Pickleball Courts

125 Public Parks

600 Miles of Trails

2 Sports Teams

24 Museums & Art Galleries

Tri-Cities Climate (Annual Averages)

January High/Low . . . 40°F/28°F
July High/Low . . . . . 89°F/61°F
Days of Sunshine 300

Precipitation . . . .9 Inches
Snowfall . . . . . 5 Inches

ABOUT TRIDEC

As the leading economic development organization for the Tri-Cities MSA, TRIDEC represents Benton and Franklin Counties and the major cities of Kennewick, Pasco, Richland, and West Richland.

Our mission is to strengthen the region's economy by driving diversification, creating quality jobs, supporting local business, attracting new enterprises, and advancing priorities that ensure long-term stability.

Serving as the unifying voice of the Tri-Cities, TRIDEC is dedicated to fostering sustainable growth and shared prosperity for all.

Contact us today to learn how TRIDEC can help grow your business!

TRIDEC
Tri-City Development Council

7130 W. Grandridge Blvd. Suite A
Kennewick, WA 99336

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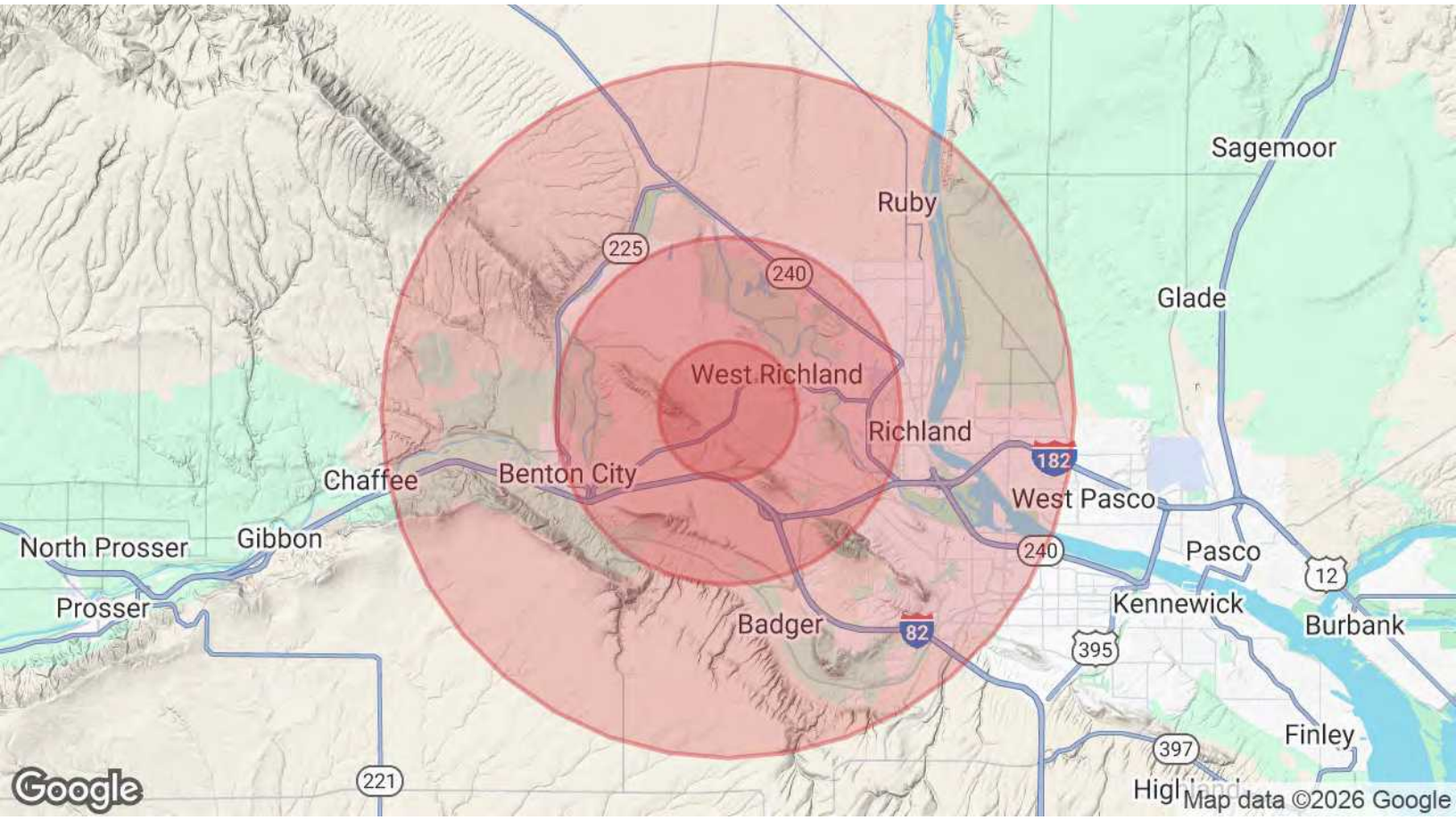
NAI Tri-Cities

For Lease

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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