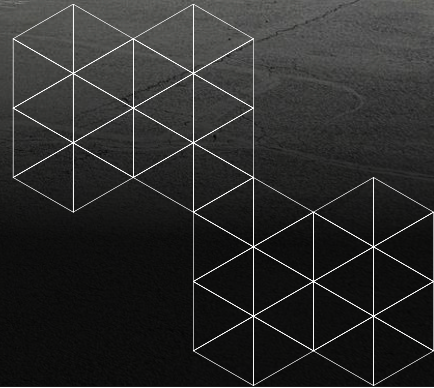
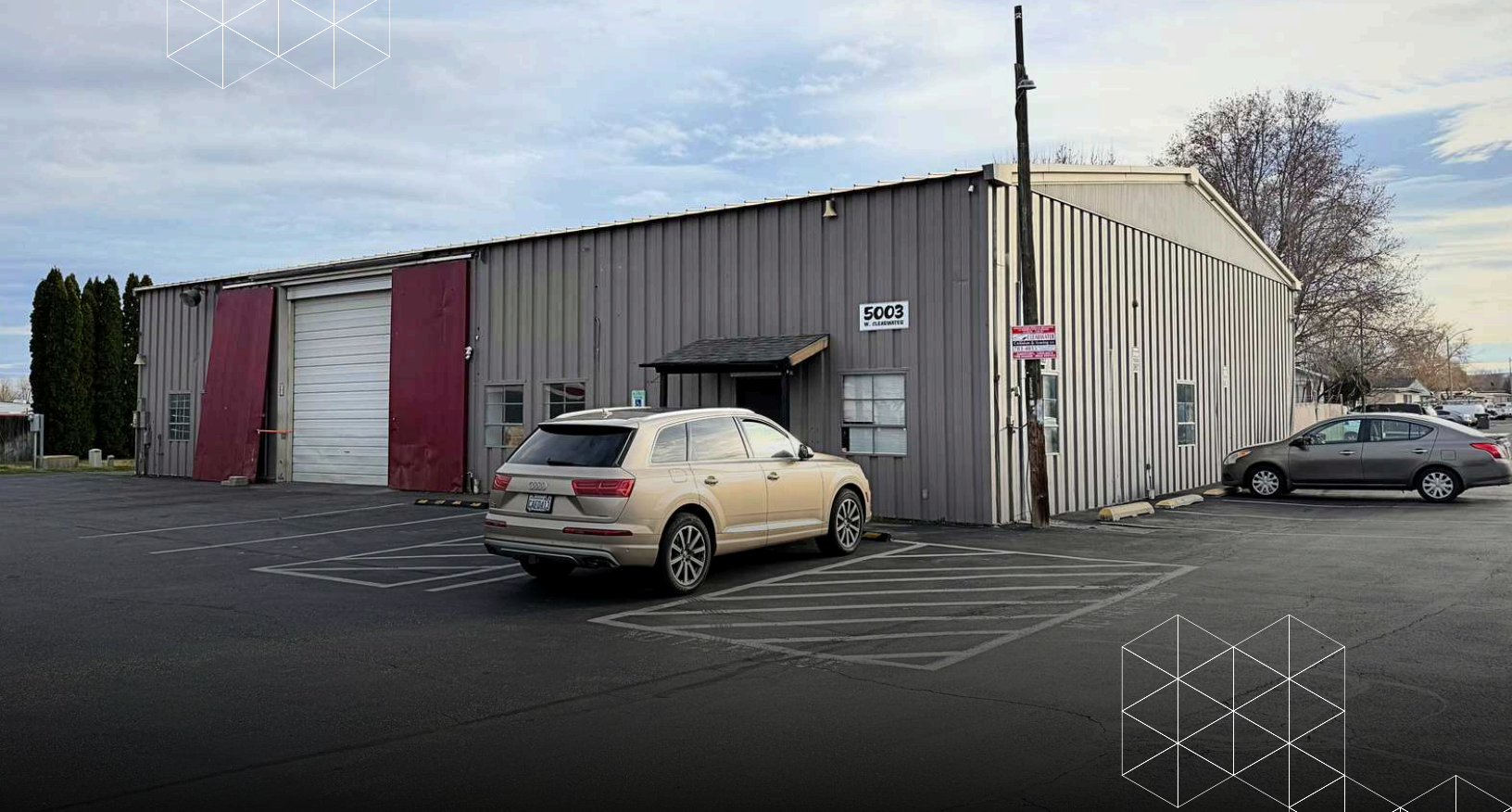


# FOR LEASE



## COMMERCIAL BUILDING

5003 W Clearwater Avenue | Kennewick, WA 99336



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

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

**LANCE BACON**

509.430.6547

[lance.bacon@kiemlehagood.com](mailto:lance.bacon@kiemlehagood.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](#)



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