

# FOR LEASE



## HORN RAPIDS BUSINESS DISTRICT

<b>LEASE RATE</b>	\$ 14.00 PSF /YR
<b>LEASE TYPE</b>	Modified Gross
<b>AVAILABLE SPACE</b>	±4,500 SF
<b>TOTAL LOT SIZE</b>	±1.0 AC (±43,560 SF)
<b>PARCEL NUMBER</b>	127083000023000
<b>ZONING</b>	Medium Industrial

## INDUSTRIAL FLEX SPACE

2445 Robertson Drive  
Richland, WA 99352

**KIEMLEHAGOOD**

**MICHAEL PETRILLO**  
509.862.5747 | michael.petrillo@kiemlehagood.com

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## INDUSTRIAL FLEX SPACE

2445 Robertson Drive  
Richland, WA 99352

## LEASE DETAILS

LEASE RATE: \$14.00 PSF /YR  
LEASE TYPE: Modified Gross

Total Building SF: ±12,000 SF

Available Space: ±4,500 SF

Total Land Size: ±1 Acres

Parcel #s: 127083000023000

Zoning: Medium Industrial

Year Built: 2012

Parking: ±15 Stalls



**KIEMLEHAGOOD**

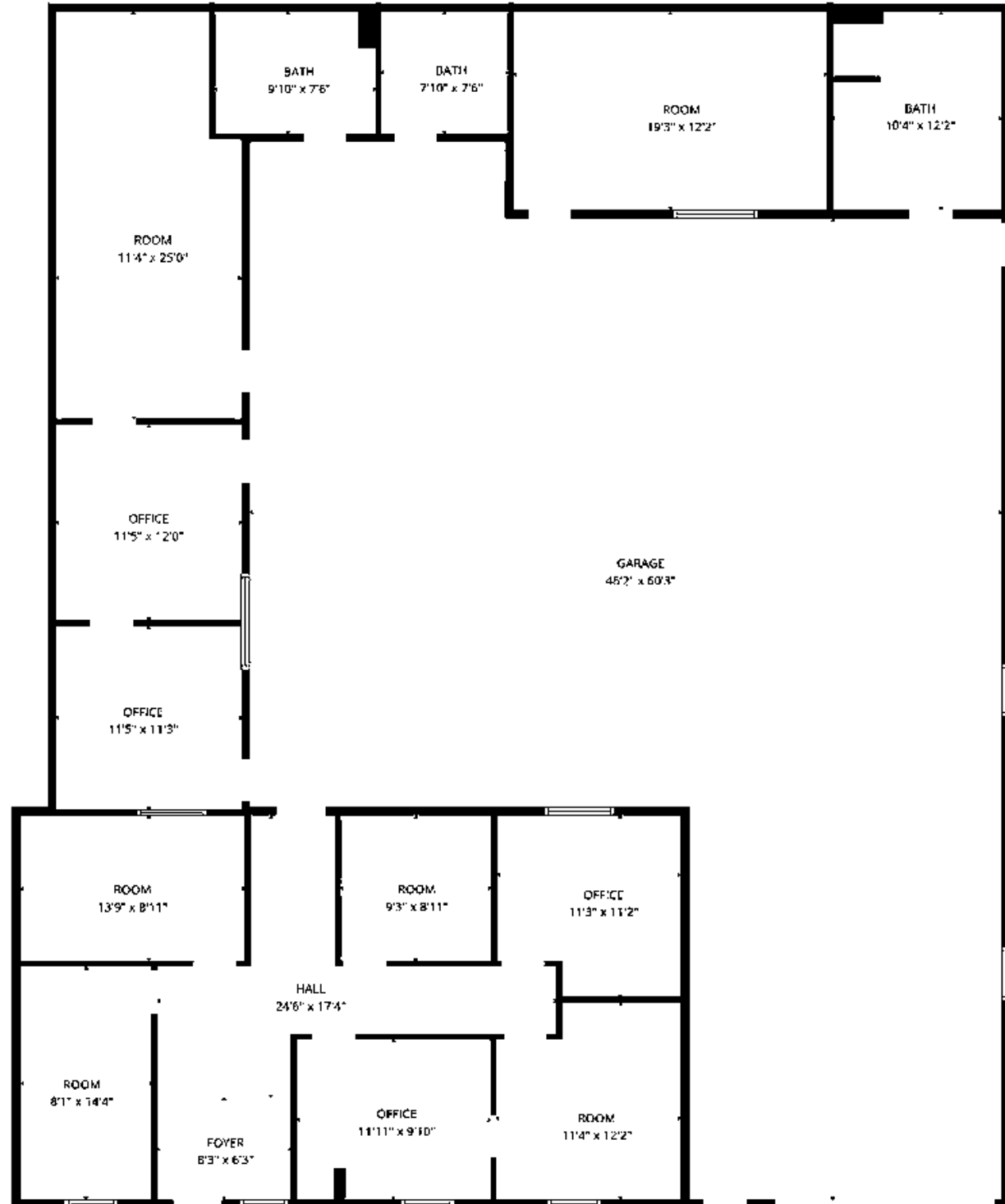
2445 Robertson Dr, located in the very active and growing Horn Rapids business district, situated within north Richland's Industrial corridor. This space currently is formatted with approximately 2800 Sqft of warehouse and 2000 Sqft of office. This layout has 8 offices, 2 Bathrooms, 1 large Break room, and a shower/laundry room. 3 of the offices can be easily demised to make the warehouse space approximately 3300 Sqft contiguous. Space includes installed security cameras, 12'x14' rollup door, separate HVAC for office and warehouse space, ample parking, and easy access to the 240 Hwy.



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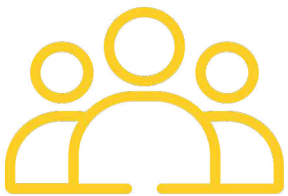
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### DEMOGRAPHICS

**EST POPULATION 2025**

**PROJ. POPULATION 2030**

**ADJ. DAYTIME DEMOS**

**2025 AVERAGE HHI**

**2025 MEDIAN HHI**

**5 Minutes  
Drive Time**

**10 Minutes  
Drive Time**

**15 Minutes  
Drive Time**

13,212

13,687

12,465

\$118,657

\$90,448

38,423

39,749

34,117

\$113,691

\$89,490

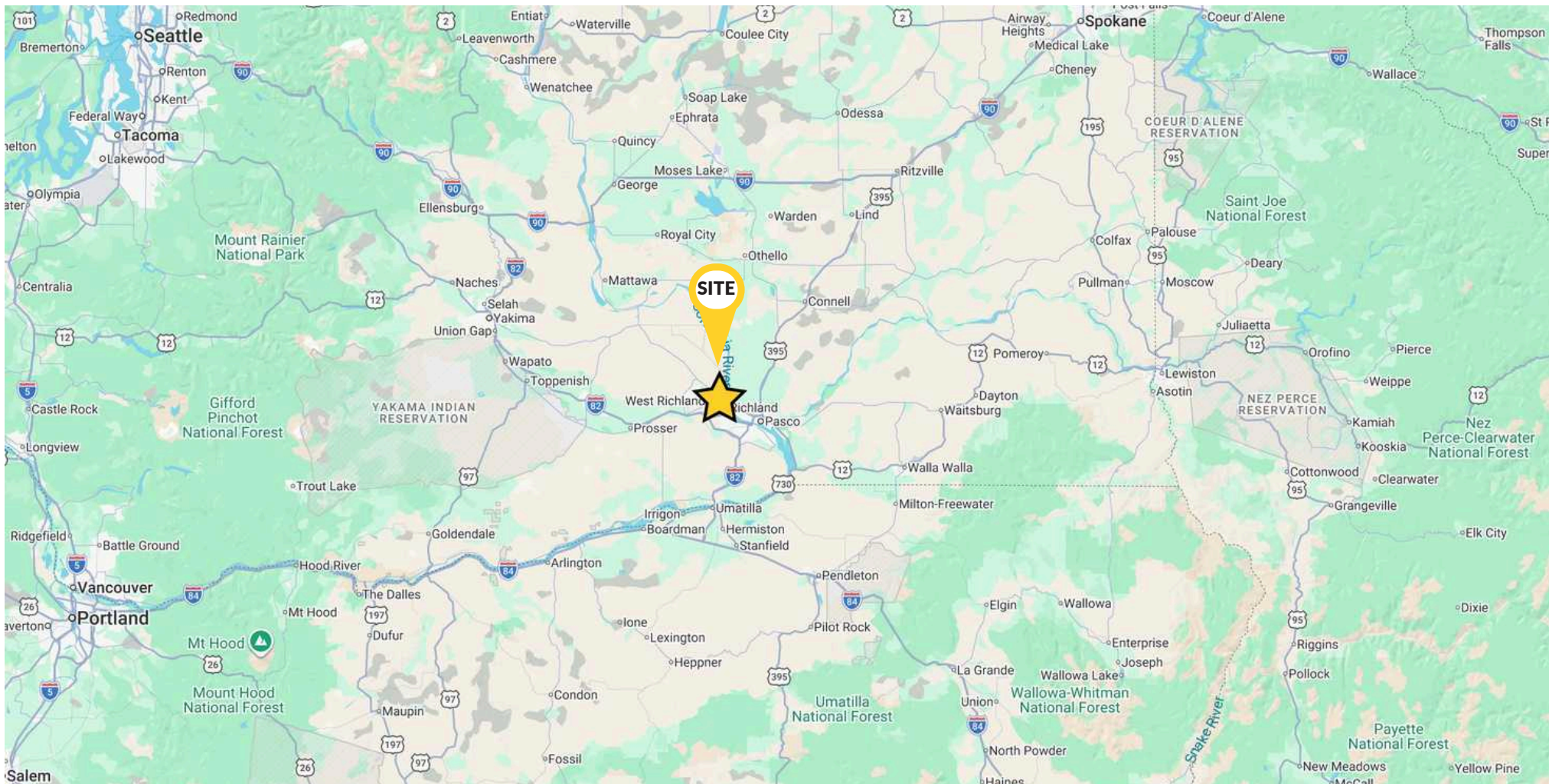
58,632

61,154

43,096

\$125,873

\$99,605



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**KIEMLE**  
HAGOOD

## OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

601 WEST MAIN AVENUE, SUITE 400  
SPOKANE, WA 99201

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