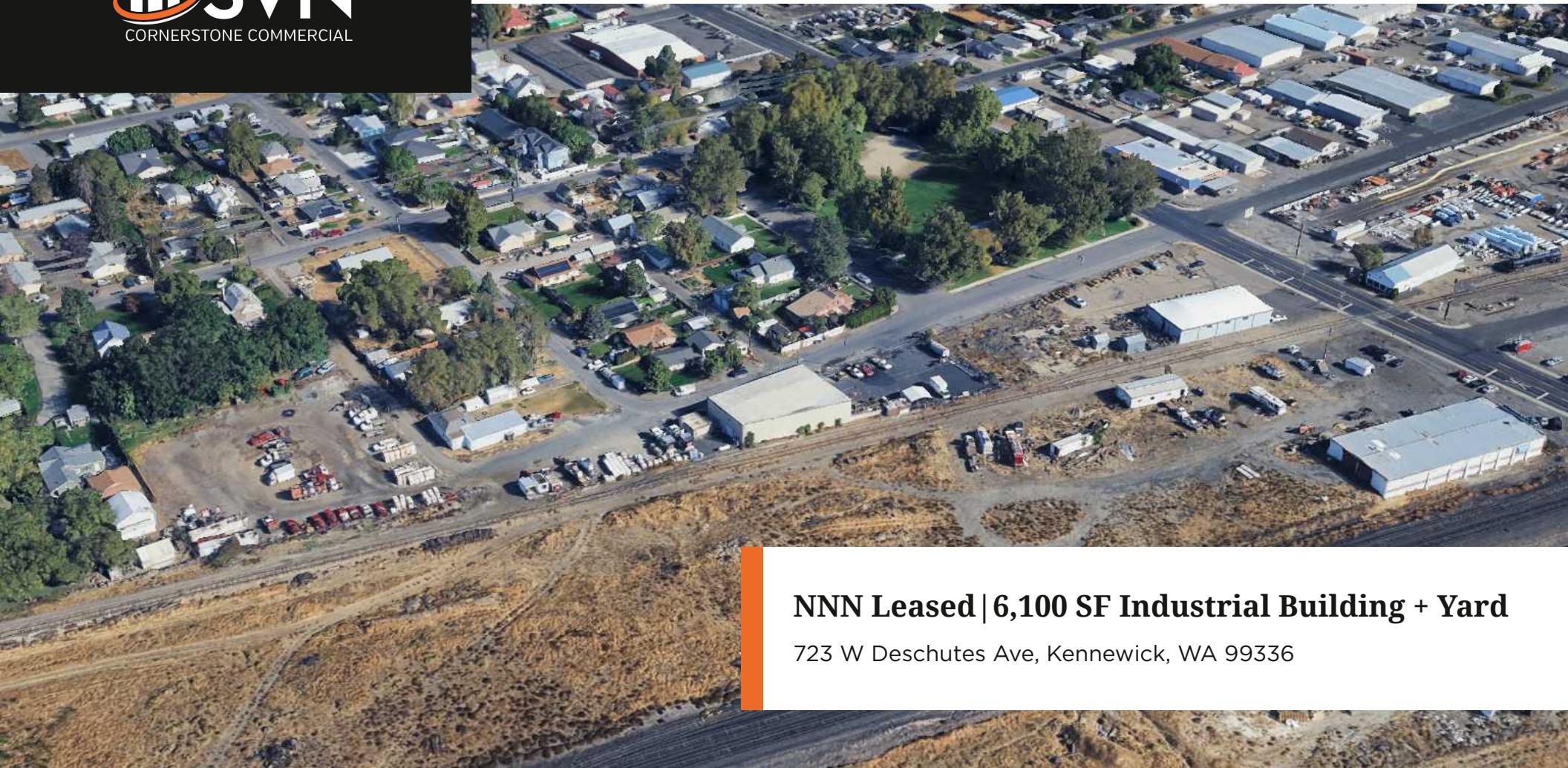




# Kennewick Industrial Investment



**NNN Leased | 6,100 SF Industrial Building + Yard**

723 W Deschutes Ave, Kennewick, WA 99336

**PRESENTED BY:**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,295,000
<b>CAP RATE:</b>	6.33%
<b>PRICE PER SF:</b>	\$211.39
<b>LOT SIZE:</b>	0.87 AC   37,897 SF
<b>BUILDING SIZE:</b>	6,126 SF
<b>APN:</b>	136994020004006, 136993010672004
<b>LEASE TYPE:</b>	NNN

## PROPERTY DESCRIPTION

The subject property is .87 acres of graveled and fenced yard with 6,126 SF of warehouse and office. The site is currently leased to SPM (formerly Stripe Rite) and could be occupied by a user, subject to the current tenant's lease (Contact Listing Broker for more information).

## PROPERTY HIGHLIGHTS

- Convenient access to US-395 and the East Kennewick industrial submarket
- Located within a designated Opportunity Zone
- Suitable for investors with future owner-user or redevelopment optionality
- Gated and non-gated yard areas supporting equipment and vehicle storage
- Zoned Light Industrial

## SITE PHOTOS



# SITE AERIAL



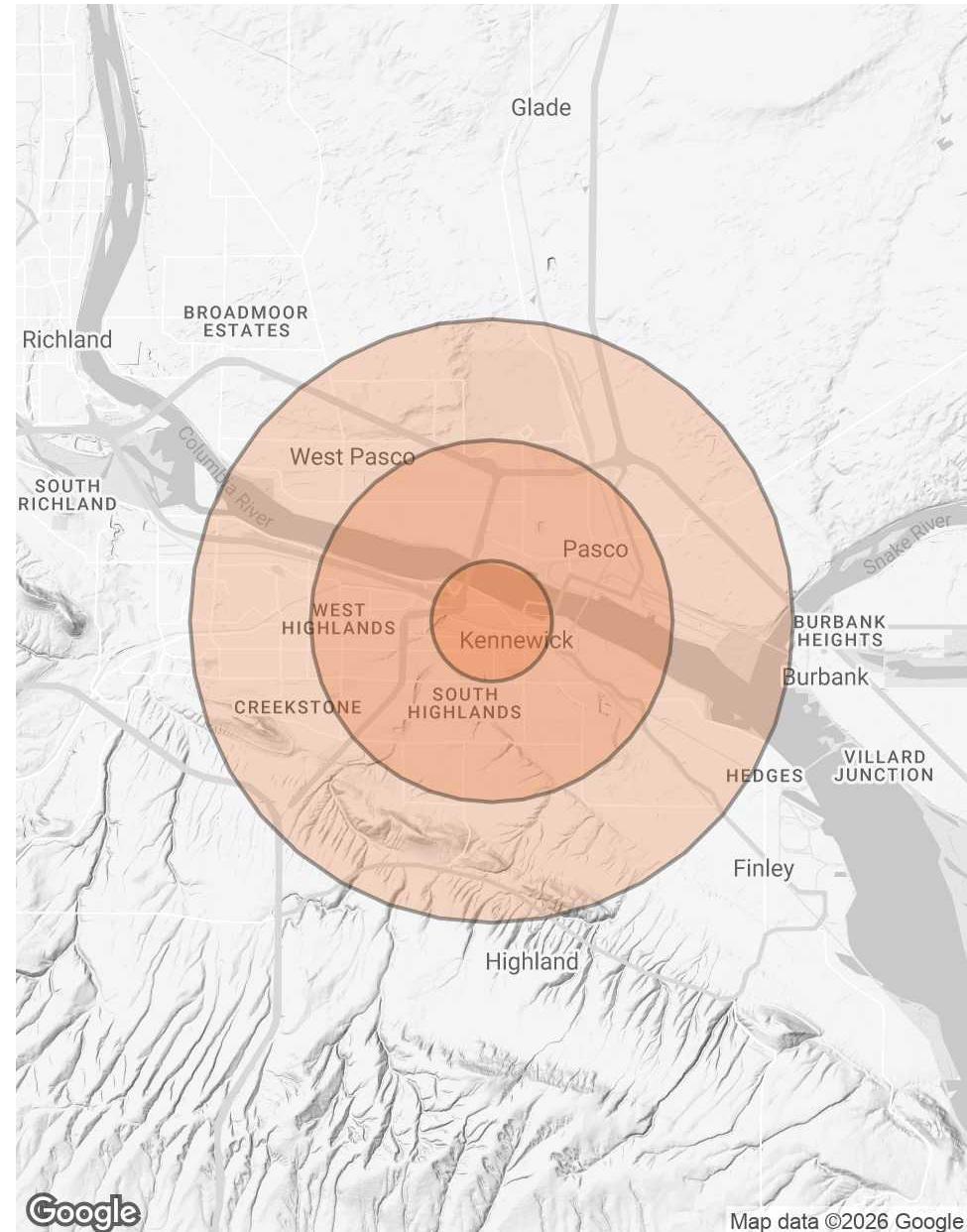
## REGIONAL MAP



# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	9,656	86,143	152,496
<b>AVERAGE AGE</b>	34	35	36
<b>AVERAGE AGE (MALE)</b>	33	35	35
<b>AVERAGE AGE (FEMALE)</b>	36	36	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	3,483	29,198	51,339
<b># OF PERSONS PER HH</b>	2.8	3	3
<b>AVERAGE HH INCOME</b>	\$54,939	\$83,425	\$101,101
<b>AVERAGE HOUSE VALUE</b>	\$267,206	\$313,025	\$356,803

Demographics data derived from AlphaMap





## DISCLAIMER

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# Collective Strength, Accelerated Growth

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