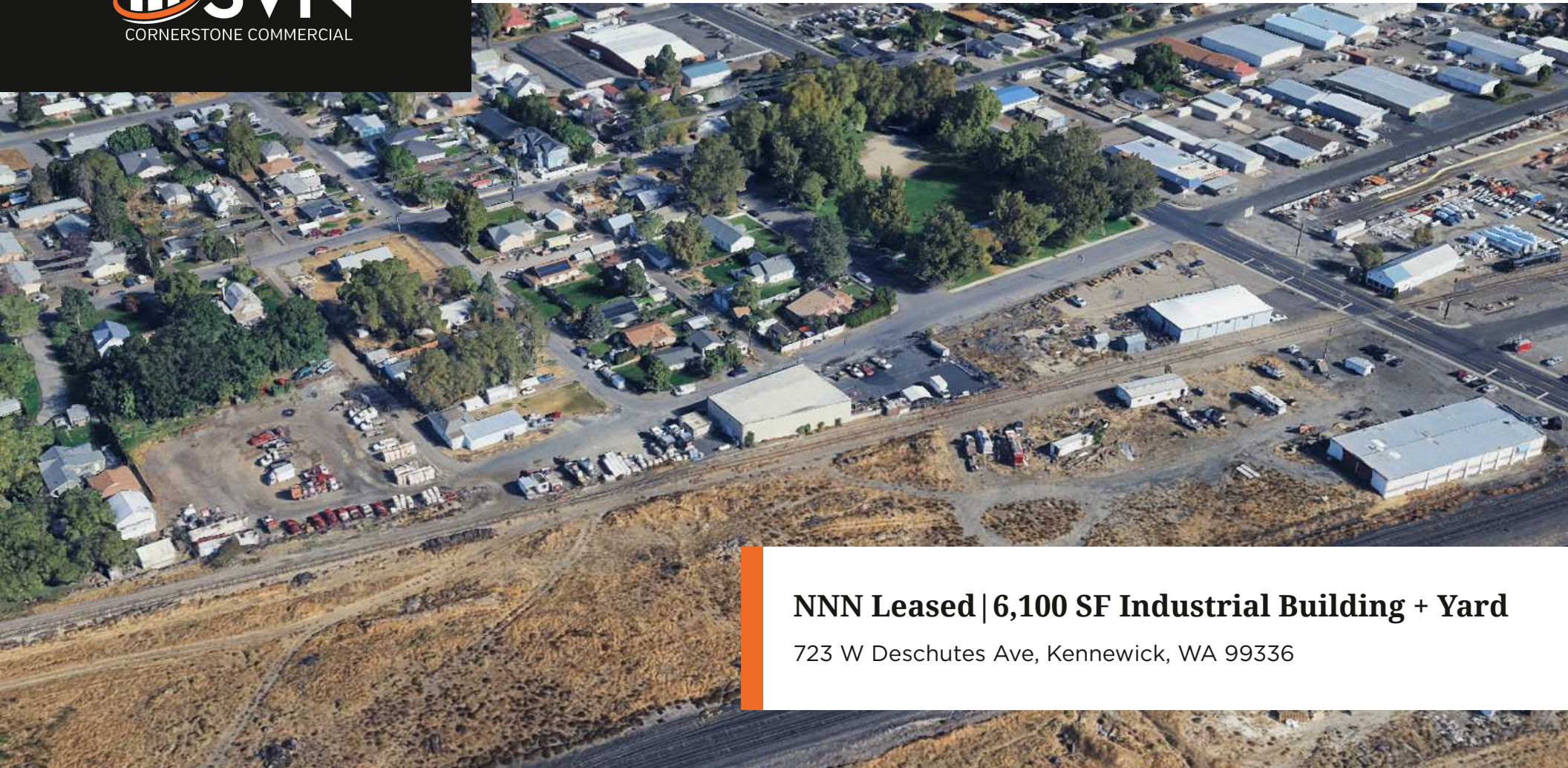




Kennewick Industrial Investment



NNN Leased | 6,100 SF Industrial Building + Yard

723 W Deschutes Ave, Kennewick, WA 99336

PRESENTED BY:

ARIEL MIZRAHI

O: 509.251.7716

ariel.mizrahi@svn.com

WA #25031188

OMAR SADAoui, CCIM

O: 509.321.2000

omar.sadaoui@svn.com

WA #22008121

PROPERTY SUMMARY



OFFERING SUMMARY

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

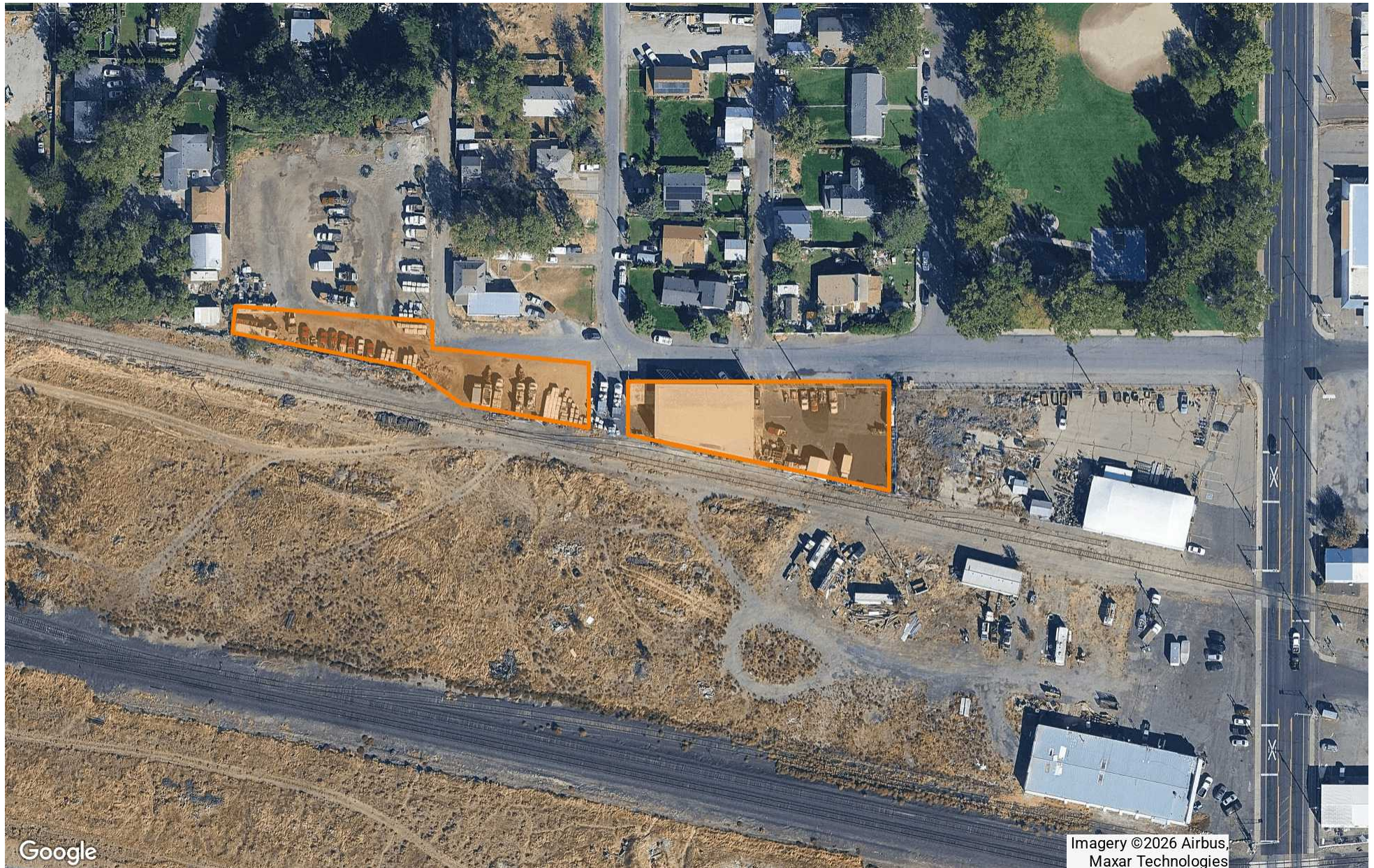
PROPERTY HIGHLIGHTS

- 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

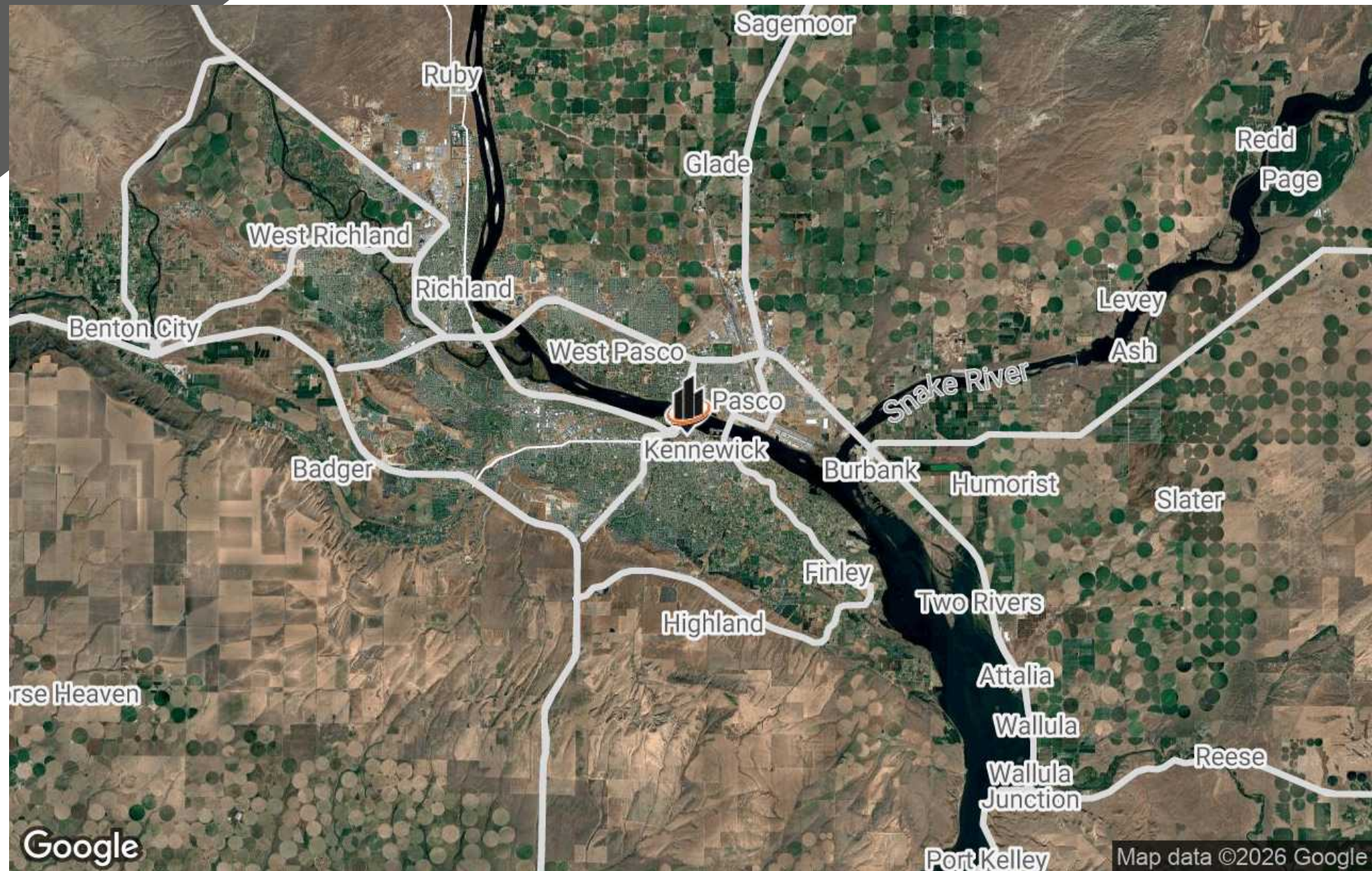
SITE PHOTOS



SITE AERIAL



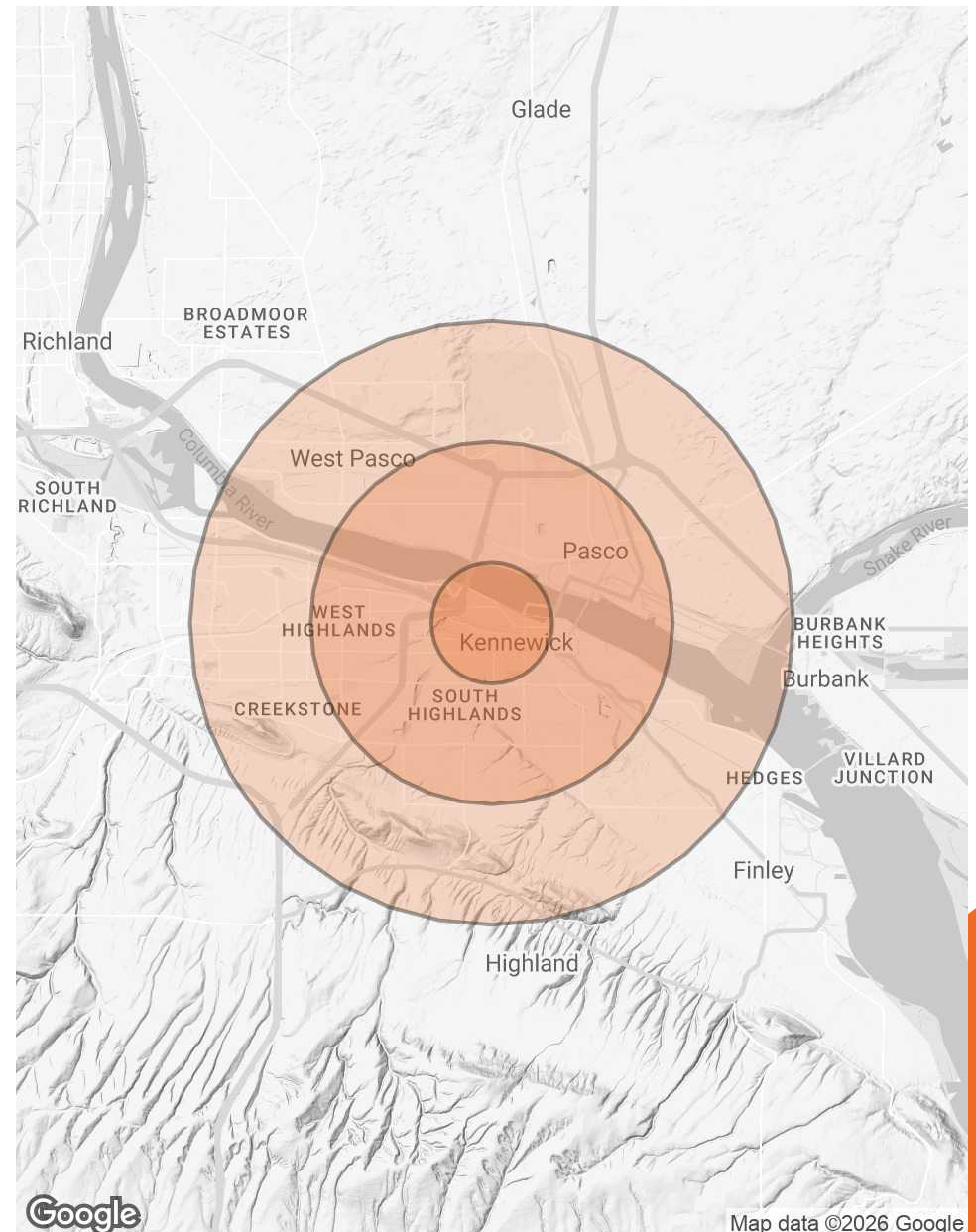
REGIONAL MAP



DEMOGRAPHICS MAP & REPORT

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

Demographics data derived from AlphaMap





DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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1311 N. WASHINGTON STREET
SUITE D
SPOKANE, WA 99201



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