

INDUSTRIAL SPACE FOR SALE

2213 Henderson Loop

Richland, WA 99354

NATri-Cities

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2213 Henderson Loop

Richland, Washington 99354

Property Overview

Position your business for success in one of Richland's fastest-growing industrial corridors. A rare opportunity for users needing both functional building space and outdoor yard area.

Conveniently located just minutes from key regional routes, 2213 Henderson Loop sits approximately 3 miles from I-182 and about 1 mile from Highway 225, providing quick, reliable access for transportation, commuting, and day-to-day operations.

Perfect fit for contractors, service companies, and investors. 1-acre laydown yard ideal for equipment, materials, fleet parking, or outdoor storage. Surrounded by growth, including industrial, retail, and restaurant users.

Property Highlights

- ±2-acre site with excellent utility
- ±4,800 SF building with offices + breakroom
- Room to operate and expand with 1-acre laydown
- Quick access to I-182 and Highway 225, supporting smooth and efficient logistics.

For More Information

Todd Sternfeld

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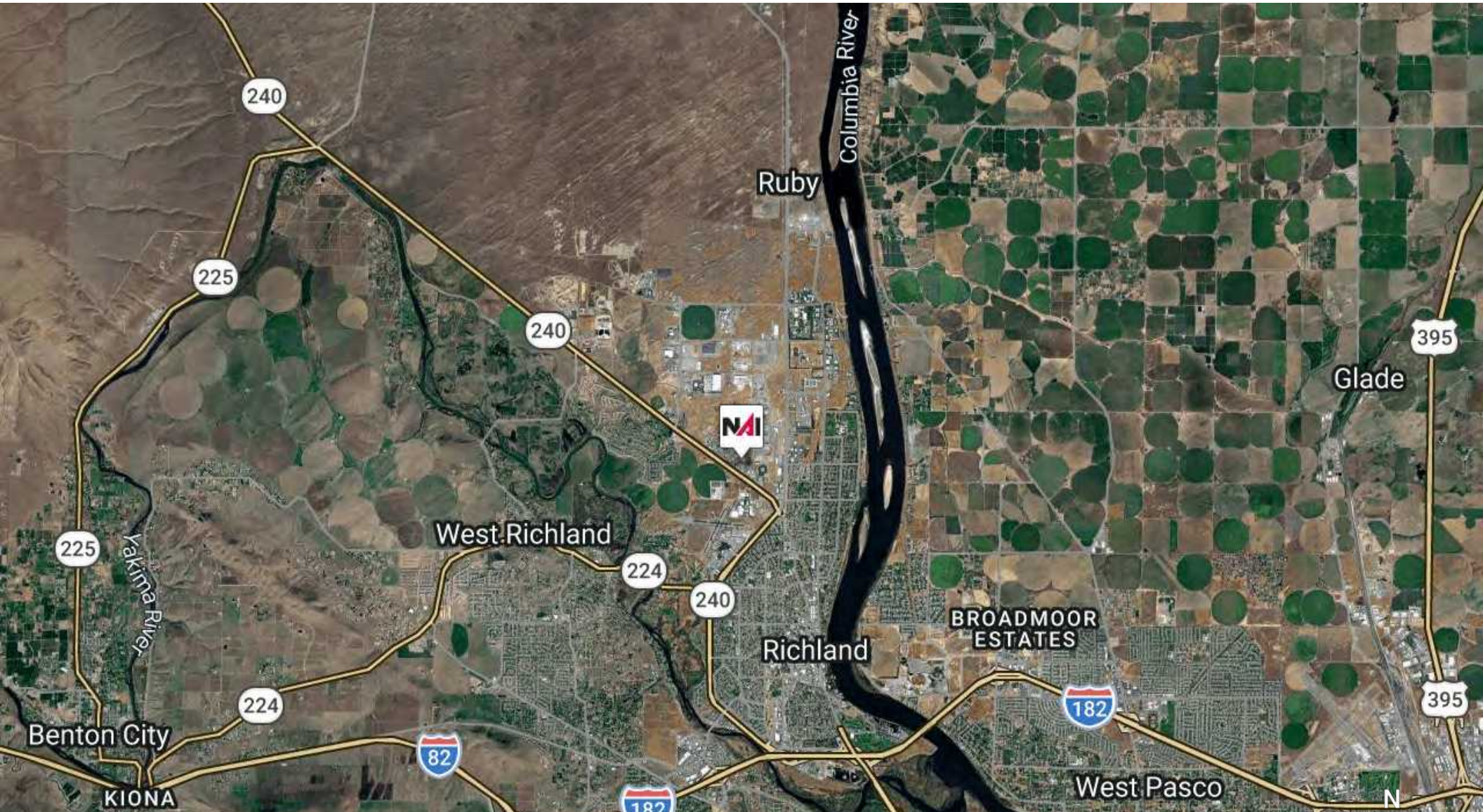
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| Population | 10 Miles | 15 Miles | 20 Miles |
|-----------------------------|-----------|-----------|-----------|
| Total Population | 184,513 | 273,667 | 285,403 |
| Average Age | 36.1 | 35.1 | 35.2 |
| Average Age (Male) | 35.7 | 34.8 | 34.9 |
| Average Age (Female) | 36.5 | 35.7 | 35.9 |
| Households & Income | 10 Miles | 15 Miles | 20 Miles |
| Total Households | 66,883 | 95,654 | 99,440 |
| # of Persons per HH | 2.8 | 2.9 | 2.9 |
| Average HH Income | \$119,665 | \$110,872 | \$111,153 |
| Average House Value | \$411,527 | \$390,622 | \$389,410 |

2023 American Community Survey (ACS)