

# FOR SALE

## TELECOM READY INDUSTRIAL PROPERTY



400 N Arthur Street | Kennewick, WA 99336

**KIEMLEHAGOOD**

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*Offering Price \$980,000*



Rare opportunity to acquire a 0.71-acre infrastructure-capable industrial site with existing communications tower, heavy power, 150 kw backup diesel generator, and high impact fiber optics direct connection with neighboring Frontier Communications operations in central Kennewick. Originally developed and utilized by AT&T for telecom operations, the property offers a unique combination of utility-grade improvements and functional industrial space that is difficult and costly to replicate in today's market. The site includes a  $\pm 1,612$  square foot insulated steel building originally designed to house telecom equipment and supported by multiple HVAC systems for climate control, along with a  $\pm 610$  square foot covered and fully enclosed storage structure with concrete slab and steel roof. An additional fully fenced, graveled .25 acre laydown yard provides ample space for equipment, materials, or fleet storage. The entire property is secured with perimeter fencing and gated access, offering a controlled and private operating environment. The property is equipped with substantial electrical infrastructure, including 120/208 three phase 600amp power. A 60' existing self-supporting lattice communications tower with integrated access and mounting capability remains on site, providing potential for future telecom, wireless, or infrastructure-related uses.

The layout of the site allows for efficient circulation and multiple use scenarios, including contractor yard, utility staging, light industrial operations, or redevelopment into a specialized infrastructure or data-related facility. The flat, usable parcel and existing improvements also create the opportunity for additional structures or expansion, subject to zoning and city approval, making this a flexible asset for both owner-users and investors seeking long-term upside.

There is currently no telecom tenant, but there is potential for that. The building is currently leased on a short-term basis at \$1,800 per month, with the tenant responsible for utilities, and maintenances expenses, providing an opportunity for interim income while preserving flexibility for future or owner occupancy.

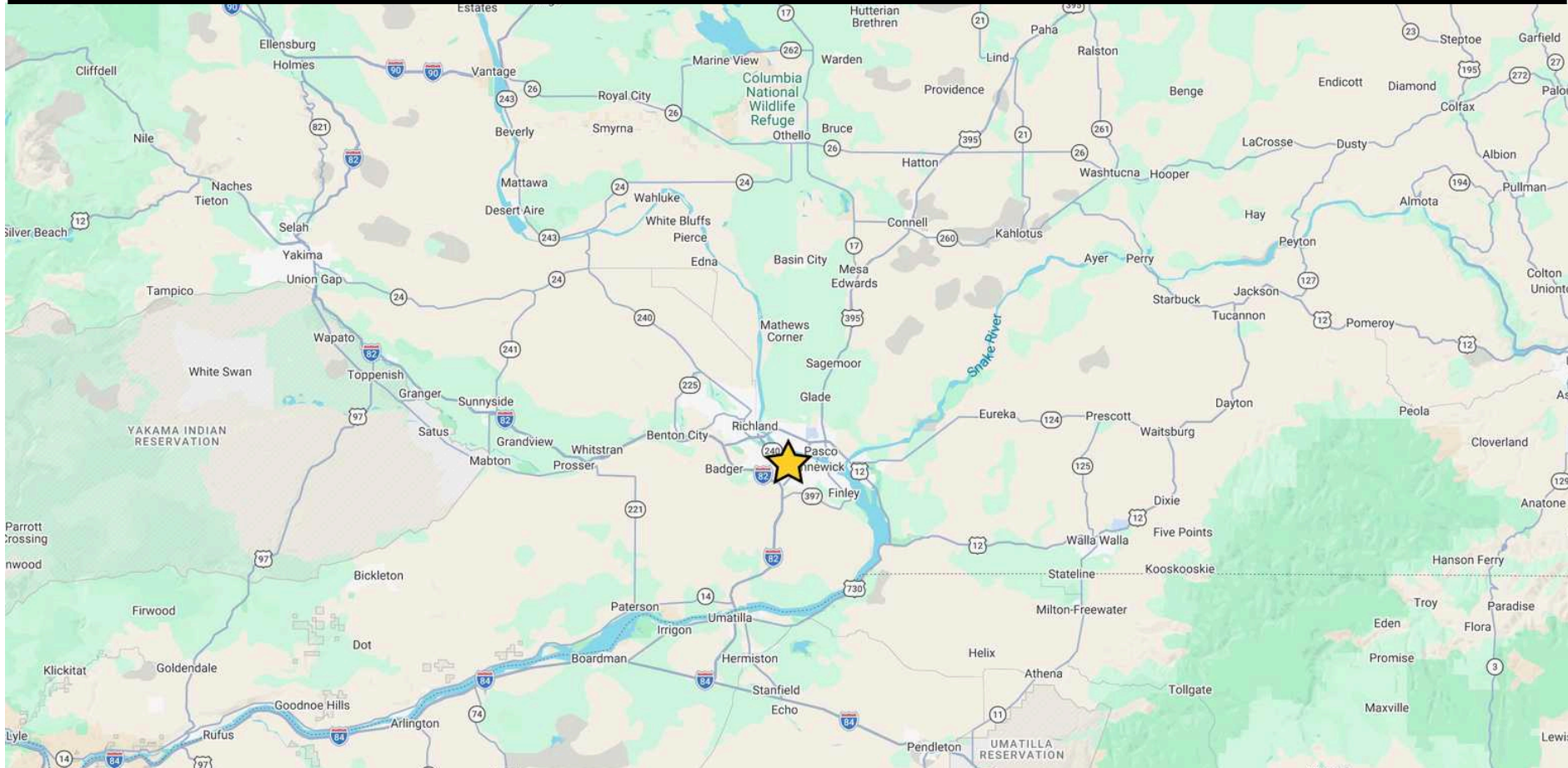
<b>BUILDING SIZE</b>		$\pm 1,612$ SF
<b>YEAR BUILT</b>		1978
<b>LOT SIZE</b>		$\pm 0.71$ Acres ( $\pm 30,927$ SF)
<b>PARCEL NO.</b>		133994020059002
<b>ZONING</b>		RL
<b>PARKING</b>		10 Stalls



**VIEW LOCATION**



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