

# INDUSTRIAL WAREHOUSE SPACE

Development Building No. 4 – 1426-C East 3<sup>rd</sup> Avenue, Kennewick WA 99337

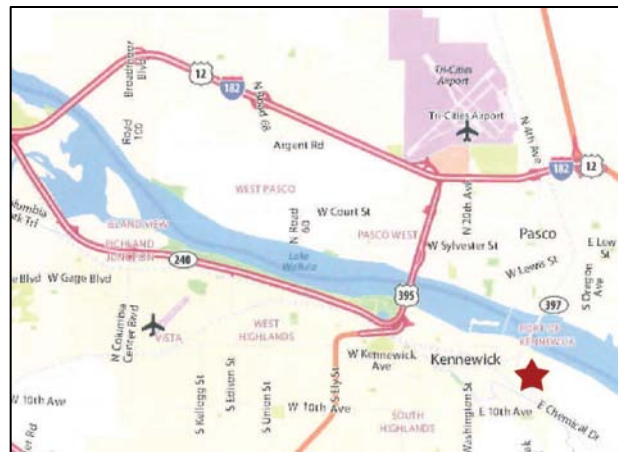


## Property Highlights

- 2,915sf New Shell Warehouse
- **3 Phase Electric**
- 14' x 14' Roll-up Door w/ Man Door
- 6" Cement/Steel Reinforced Floors
- Ample Delivery / Employee Parking
- Ideal Construction or Distribution Site

## Asking Lease Rate

- Warehouse Space     \$.40psf
- Bullpen Space         \$.10psf



## For more information:

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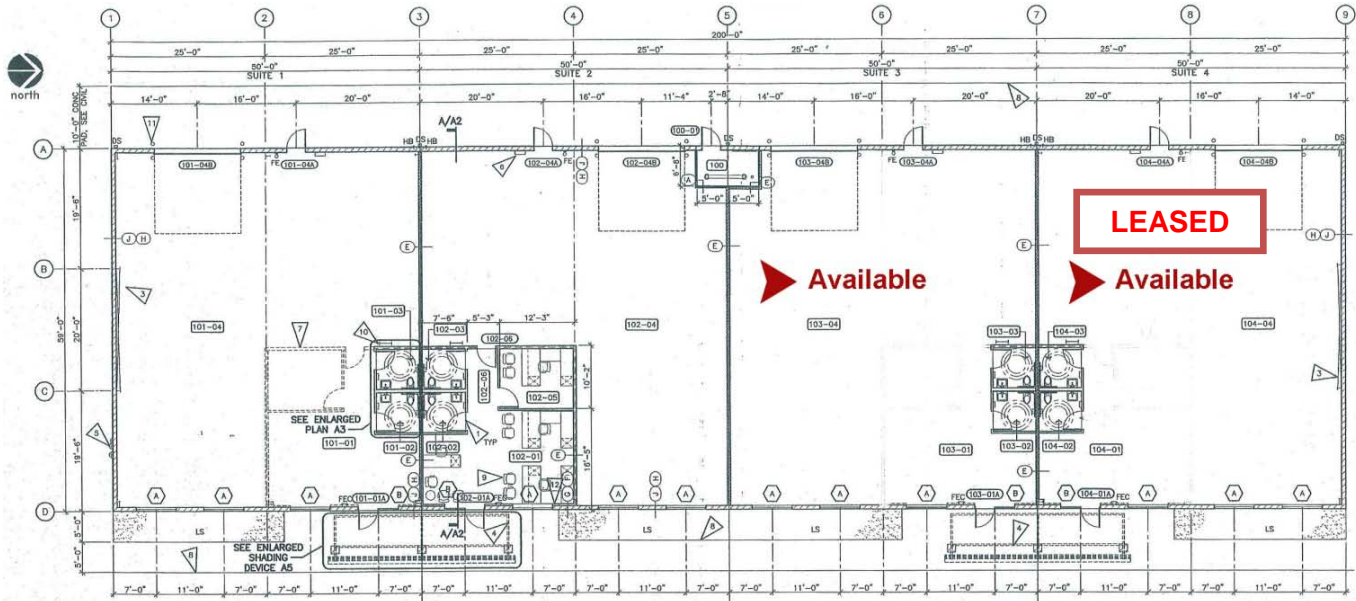
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## Development Building No. 4 Available Suites

Suite No.	Square Feet	Price PSF	Monthly Rent	Leasehold Tax	Monthly Rent + LHT
103	2915	\$.40	\$1,166.00	\$ 149.71	\$1,315.71
104	2950	<b>LEASED</b>			
Bullpen 7	6,000	<b>LEASED</b>			

- Leasehold Tax 12.84% of Net Lease Amount
- Separately Metered Electric – Tenant’s Responsibility
- Water, Sewer, Parking Lot, Garbage – Landlord’s Responsibility

### Floor Plan



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