

# Space Available for Lease

## Oak Street Industrial Park - Light Industrial Warehouse

1426 E. 3rd Avenue, Kennewick, WA 99337 - Development Building C

The available warehouse with office space is within the Oak Street Industrial Park in northeast Kennewick. The facility is zoned for light industrial and ideal for commercial, warehousing or distribution.

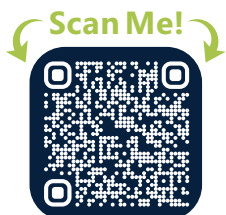
The Oak Street Industrial Park is home to three multi-tenant buildings in a campus-like setting, located near major roadway and rail transportation routes.



**TERMS: \$9.00 per sq. ft. annual rate plus 12.84% leasehold tax  
3% annual escalation | Minimum 3-year lease | Deposit required**

### Space Highlights:

- Suites range from 2,915 to 2,950 square feet
- Space for light manufacturing, distribution and warehouse
- Utilities: Separately metered electric and water/sewer
- Modified gross lease
- Zoning - Light Industrial
- Three-phase electric
- One 14' x 14' roll-up door with man door per suite
- 15' ceiling height
- 6-inch cement/steel reinforced floors
- Multi-tenant building with shared parking
- Bullpen storage available (60' x 48') for fee
- Ample delivery and employee parking



PORT of  
**KENNEWICK**

**For more information or a tour contact:**  
Amber Hanchette, Director of Real Estate  
(509) 586-1186 | [Amber@PortofKennewick.org](mailto:Amber@PortofKennewick.org)  
[PortofKennewick.org](http://PortofKennewick.org)

