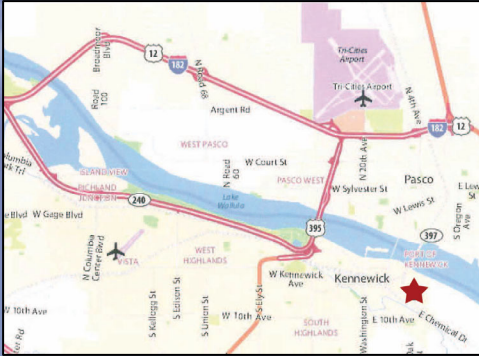




Port of Kennewick



For more information

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OAK STREET INDUSTRIAL PARK Development Building A

1426 East 3rd Avenue, Kennewick Washington

Lease Plan

<u>Suite No.</u>	<u>Office Sq. Ft.</u>	<u>Warehouse Sq. Ft.</u>	<u>Total Sq. Ft.</u>
A110	1,705	3,970	5,675
A120	2,090	3,495	5,585
A130	1,430	4,045	5,475

Building Features

- Generous office space
- Warehouse Height 20'
- 3 Phase Power
- 5" Cement/Steel Reinforced Floors
- Loading Door at Grade – 12x14
- Common Raised Loading Dock
- Light Industrial Zoning
- Multi-Tenant Building
- Bullpen Storage – subject to availability

Asking Lease Rate

- \$9.00 psf/year
- 3-year minimum term
- 3% annual escalation
- Leasehold Tax 12.84%

Prohibited Uses: Personal storage, woodworking, pallet, auto repair, welding, fabrication.

