

Space Available for Lease

Oak Street Industrial Park - Light Industrial Warehouse

1426 E. 3rd Avenue, Kennewick, WA 99337-Development Building A, Suite A130

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

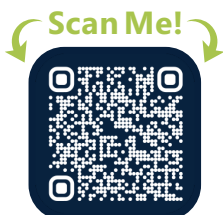
The Oak Street Industrial Park is home to three multi-tenant buildings in a campus-like setting, located near major roadway and rail transportation routes.



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

Space Highlights:

- 5,475 square feet (1,430 sq. ft. office space + 4,045 sq. ft. warehouse)
- Utilities: Separately metered electric and water/sewer
- Zoning: Light Industrial
- Three-phase electric
- One 12' x 14' loading door at grade
- Common area raised loading dock
- 20' warehouse ceiling height
- 5-inch cement/steel reinforced floors
- Multi-tenant building with shared parking
- Bullpen storage (subject to availability)
- Ample delivery and employee parking
- Access to Highway 395, State Routes 397 and 240
- Landlord covers maintenance of HVAC/common area
- Prohibited uses: Personal storage, woodworking, pallet, auto repair, welding, fabrication



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For more information or a tour contact:
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