

# Space Available for Lease

## Oak Street Industrial Park - Light Industrial Warehouse

1426 E. 3rd Avenue, Kennewick, WA 99337-Development Building A, Suite A120

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:

- 5,585 square feet (2,090 sq. ft. office space + 3,495 sq. ft. warehouse)
- Utilities: Separately metered electric and water/sewer
- Zoning: Light Industrial
- Three-phase electric
- Two 12' x 14' loading doors 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



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)

