

John L. Scott® | REAL ESTATE

John L. Scott Pasco

5109 N Road 68, Suite E, Pasco, WA 99301
www.tricitiespascooffice.johnlscott.com

3301 W. KINGSGATE WAY

Richland, WA 99354

\$1,093,873

10.01
AC



Presented By
Dennis Gisi

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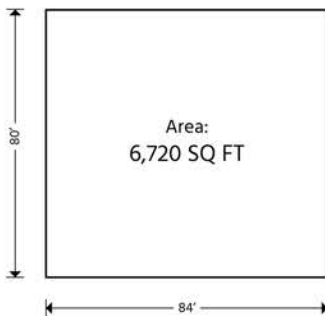
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Property Summary

If you have ever wanted to own your own large scale operation, Now is the perfect time!

Industrial location next to Hanford Nuclear Reservation near Hammer Federal Training Center. This space is an excellent opportunity for contracting, agricultural, manufacturing and more! The building has a tubular dome construction with large doorways and open span.

Floor Plan



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Features

\$

List Price:
\$1,093,873

Price PSF:
\$162.30

C

Class:
Commercial / Industrial

Asset Class:
Industrial



Parking:
31-40 Spaces



Heating:
Ceiling

↑↓

Lot SQ FT:
436,036

Number of Acres:
10.01

TTL Building SQF:
6,740

#

No. Of Dock-High Doors:
0

Number of Stories:
1

Year Built:
2014

MLS# 251225

Subject Images



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Demographics

	2 Miles	5 Miles
Population:	1,536	34,670
Households	608	13,912
Median Age	47	37.9
Median HH Income	\$132,048	\$72,141
Annual Growth '20-'25	2.6%	1.7%
Median Home Value	\$364,718	\$270,183
Demographics are sourced from TrafficMetrix® Products.		
Maps are sourced from Google Earth.		



Location Overview

Traffic

Street	Cross Street	Last Measured	Traffic Vol	Distance
Horn Rapids Rd	Kingsgate Way E	2018	1,078	0.15 Mi
Kingsgate Way	Battle Blvd S	2013	1,321	0.18 Mi
Horn Rapids Rd	Kingsgate Way W	2018	1,423	0.38 Mi
Battle Blvd	Kingsgate Way W	2018	902	0.49 Mi
State Rte 240	Twin Bridges Rd NW	2020	5,370	1.33 Mi
Horn Rapids Rd	Stevens Dr E	2018	1,474	1.37 Mi

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Contact

**Call Dennis to Setup an Appointment
Only Viewing!**

Dennis Gisi

Owner | Broker | Realtor®
509-520-0505
dgisi@johnlscott.com

Dennis is a long-time real estate expert with over 40 years of experience.

As a John L. Scott broker, Dennis's mission is transactional excellence and client satisfaction. That means he works tirelessly to make your home and commercial real estate buying or selling process as efficient, stress-free, and lucrative for you as possible.

