



6416 W. Okanogan Ave.

Kennewick, WA
MLS #280868

Contact

Kirt Shaffer | 509.521.9183
kirt@tippettcompany.com

SUMMARY

This Office and Warehouse building is located in Vista Field Industrial Park.

This property includes 1,955 SF of office space and 2,672 SF of warehouse space, and an on-site area for additional parking or a laydown yard.

Centrally located in the Tri-Cities market and adjacent to the Port of Kennewick's new Vista Field, Tri-Cities' Urban Town Center development.

See link below for additional information.

<https://vistafield.com>

LEASE RATE

\$16.50 + NNN

4,627 RSF on .505 AC
Office – 1,955 SF
Warehouse – 2,672 SF

ADDRESS

6416 W. Okanogan Ave.
Kennewick, WA 99336

TAX PARCEL

132994020001007

CONTACT

Kirt Shaffer
Office 509.545.3355
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kirt@tippettcompany.com
2815 St, Andrews Loop, Suite F
Pasco, WA 99301

ZONING

Commercial/Industrial

UTILITIES

Water: City of Kennewick

Power: Benton PUD

Sewer: City of Kennewick

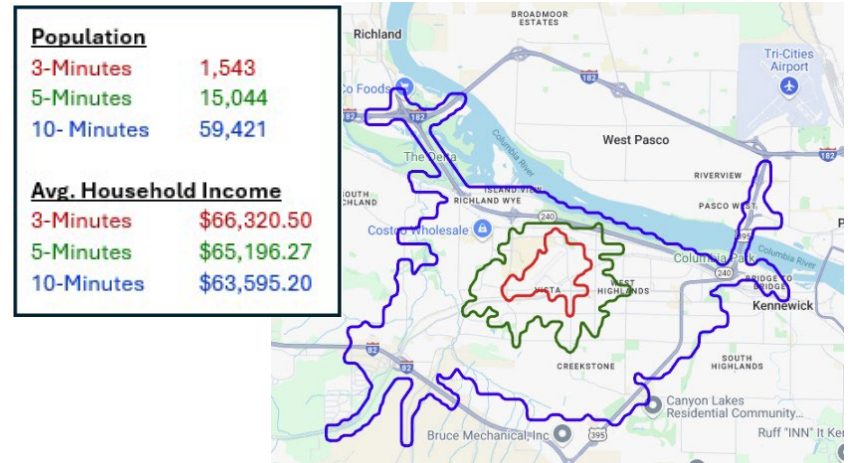
TRAFFIC COUNTS

Grandridge Blvd. – ±6,900

Okanogan Ave. – ±3,560

<https://www.go2kennewick.com/DocumentCenter/View/7800/Traffic-Count-Map>

DEMOGRAPHICS



LINKS

Municipal
<https://www.go2kennewick.com/>
<https://www.co.benton.wa.us/>

Economic Development
<https://portofbenton.com/>
<https://www.tridec.org/>

KENNEWICK, WA - DEMOGRAPHICS

Demographics are determined by a 10 minute drive from 6416 W Okanogan Ave, Kennewick, WA 99336

CITY, STATE

Kennewick, WA

POPULATION

59,421

AVG. HH SIZE

2.52

MEDIAN HH INCOME

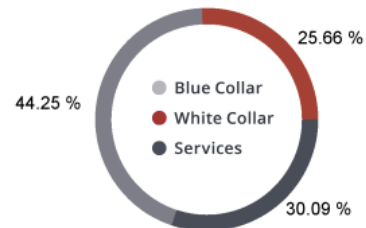
\$60,786

HOME OWNERSHIP

Renters: **9,660**

Owners: **13,455**

EMPLOYMENT



45.22 %
Employed

1.71 %
Unemployed

EDUCATION

High School Grad: **22.23 %**

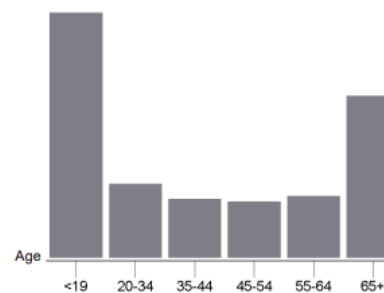
Some College: **25.84 %**

Associates: **9.36 %**

Bachelors: **31.12 %**

GENDER & AGE

49.62 %   **50.38 %**



RACE & ETHNICITY

White: **61.49 %**

Asian: **0.77 %**

Native American: **0.22 %**

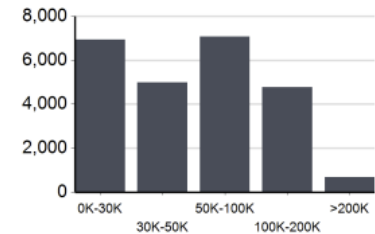
Pacific Islanders: **0.01 %**

African-American: **1.35 %**

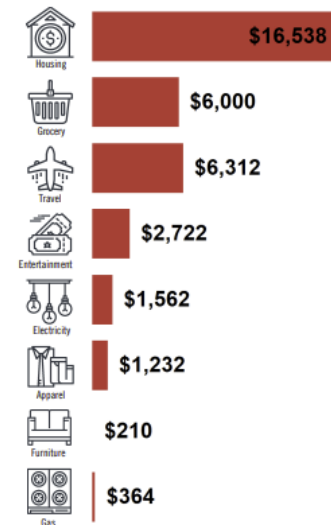
Hispanic: **21.60 %**

Two or More Races: **14.56 %**

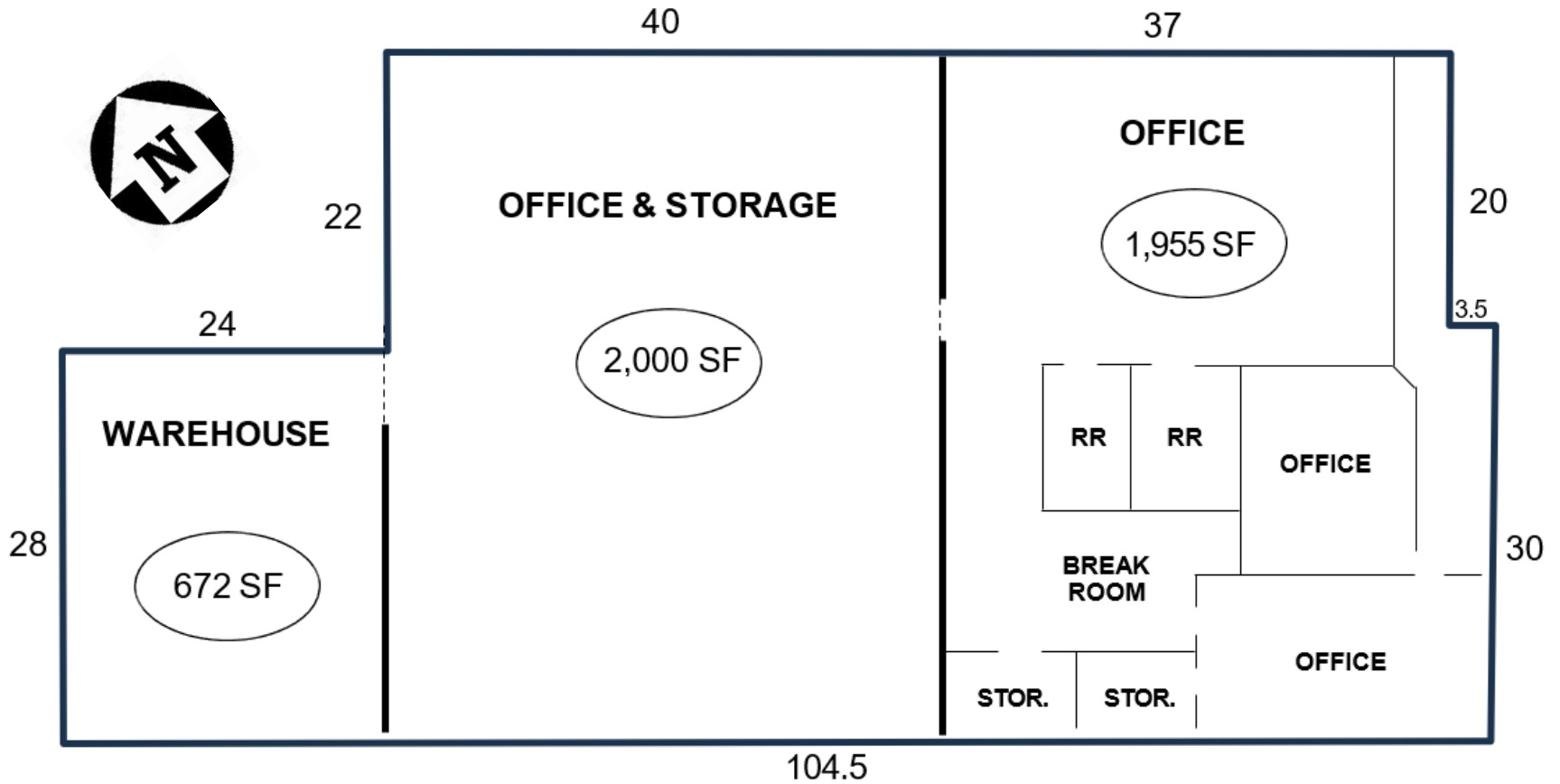
INCOME BY HOUSEHOLD



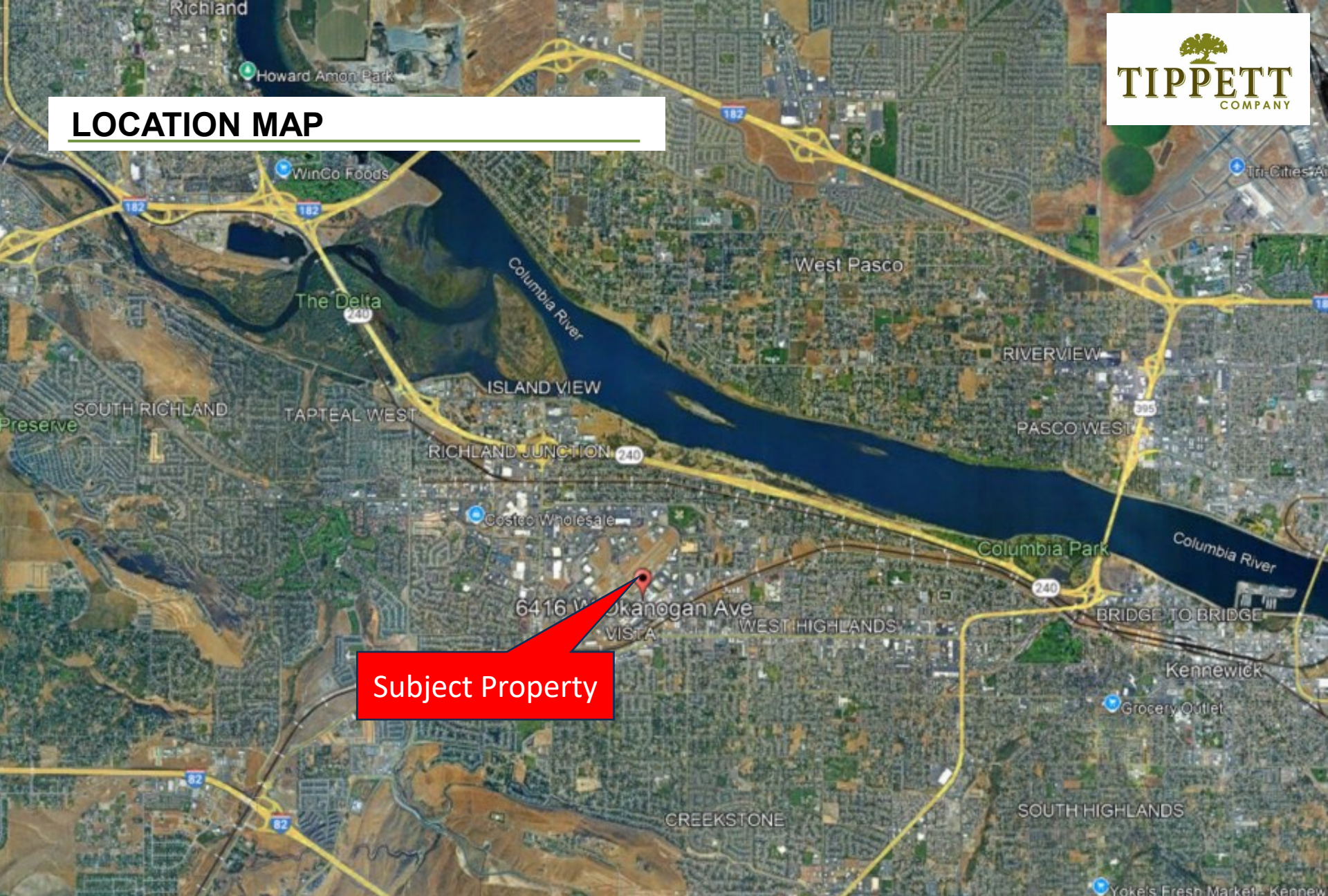
HH SPENDING



FLOOR PLAN



LOCATION MAP



Subject Property

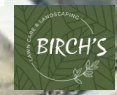
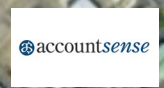
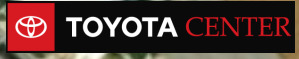
6416 Woodkanogan Ave
WEST HIGHLANDS

AERIAL VIEW



No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently verifying all presented information.

AREA BUSINESSES



No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently verifying all presented information.

PHOTOS



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