



Build-to-Suit

TBD Kingsgate Way, Richland, WA
MLS 271944

Contact

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SUMMARY

This warehouse/office Build-to-Suit opportunity is comprised of a single or two tenant 15,000 SF building.

Located on Kingsgate Way. Near the Pacific Northwest National Laboratory, US Dept. of Energy Offices and the East entrance of the Hanford Site.

A great central location to service all of North Richland.

NNN LEASE

Warehouse	\$0.90/SF
Office	\$1.55/SF
Estimated 2024 NNN	\$0.12/SF

ADDRESS

TBD Kingsgate Way, Richland, WA 99354

CONTACT

Kirt Shaffer
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2815 St, Andrews Loop, Suite F
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ZONING

C3 – General Business

UTILITIES

Water, Power & Sewer – City of Richland (at street)

Natural Gas – Cascade Natural Gas (near by)

TAX PARCEL

121083000002007

TRAFFIC COUNTS

Kingsgate (North of SR 240)

2020 Average Daily Traffic Count = 3,930

2018 Average Daily Traffic Count = 3,560

AREA BUSINESSES

Notable Businesses within 3 Miles

Total Energy Management

Westinghouse-Richland

Washington River Protection Solutions

Energy Northwest Offices

Pacific Northwest National Labs

Perma-Fix Northwest

Washington State University

Hanford High School

US DOE Offices

Atkins Engineering

KinderCare

Shogun Teriyaki

Mission Support Alliances Offices

LINKS

Municipal

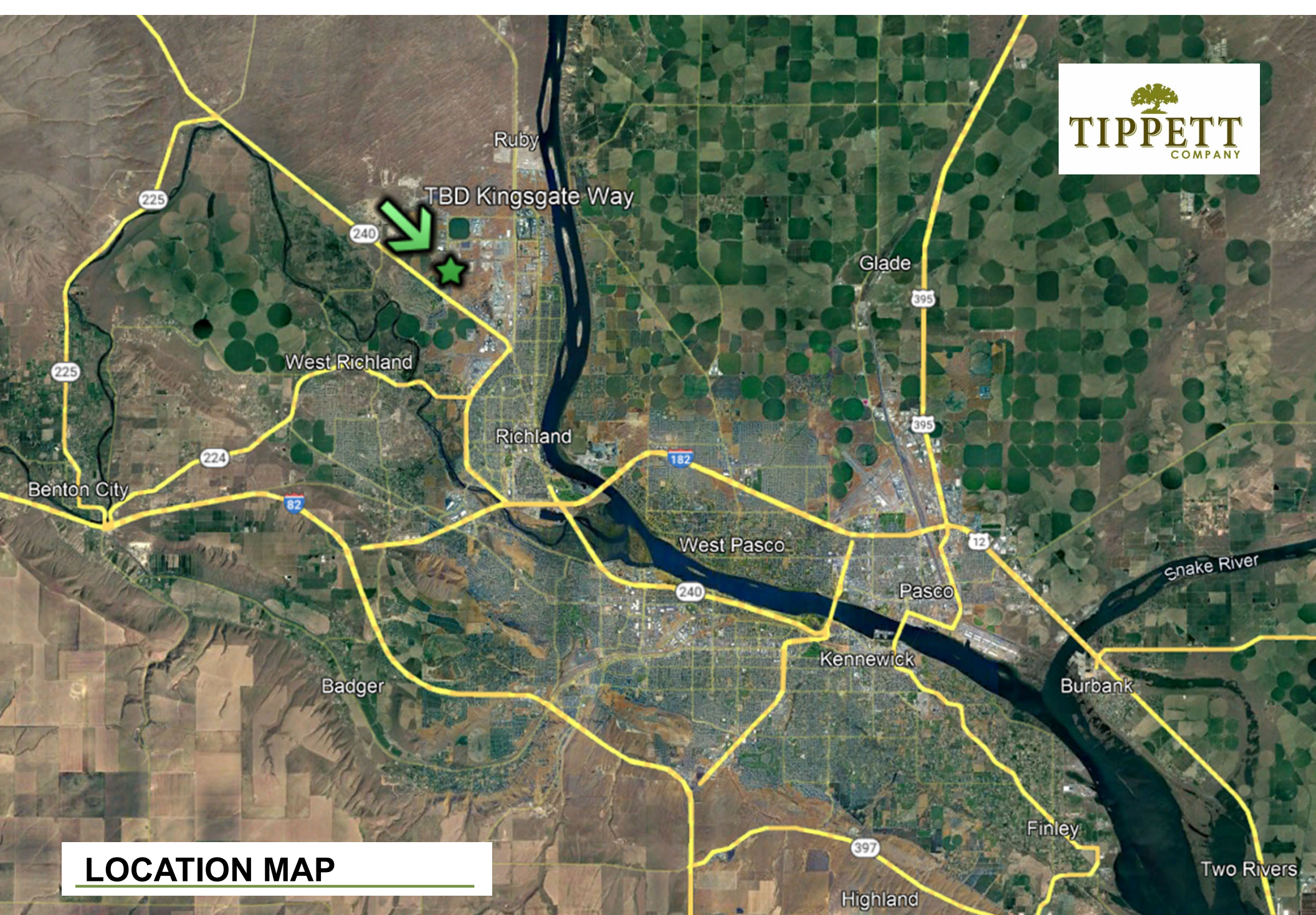
<https://www.ci.richland.wa.us/>

<https://www.co.benton.wa.us/>

Economic Development

<https://portofbenton.com/>

<https://www.tridec.org/>



LOCATION MAP

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