

FOR SALE
\$10,975,000 \$213/sf

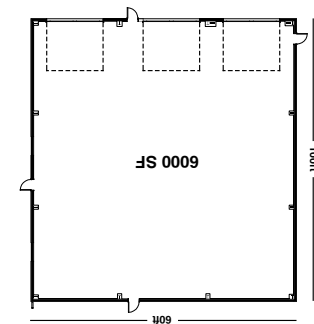
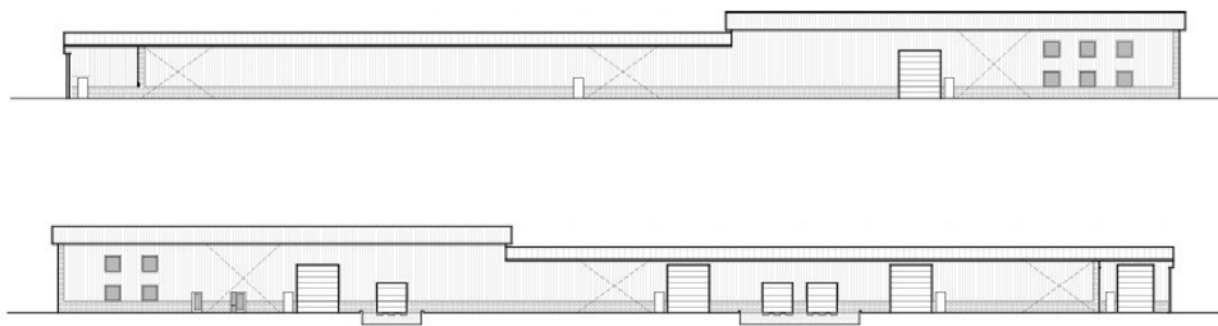
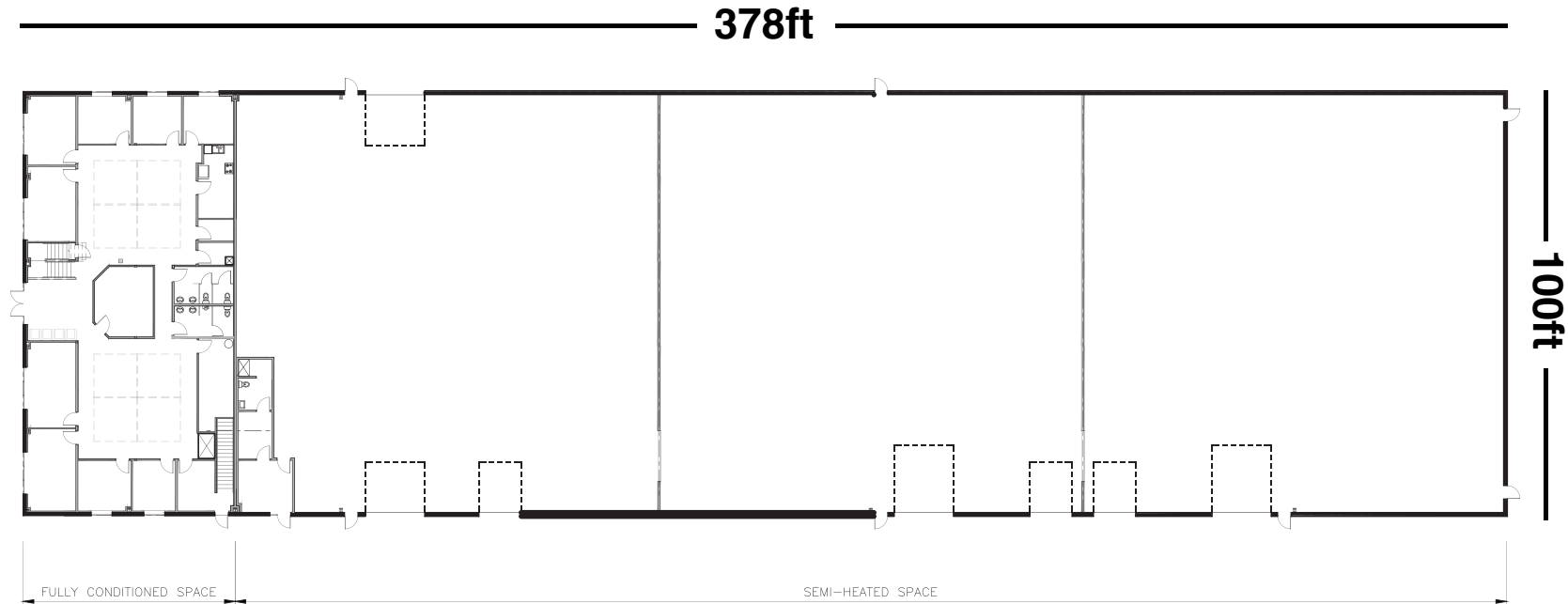

Corporate Warehouse Facility – ±50,000 SF on 6 Acres

Welcome to 1440 Battelle Blvd, a ±48,500 SF Class A corporate warehouse on a fully fenced 6-acre campus in North Richland's industrial corridor. Featuring dock-high loading (the only in the Tri-Cities), a corporate-grade office buildout, and expansion-ready land, this property is ideally positioned for logistics, manufacturing, or research users. Currently leased until 2/1/2026 providing short term income while planning year 2026 pipeline. MLS#286908

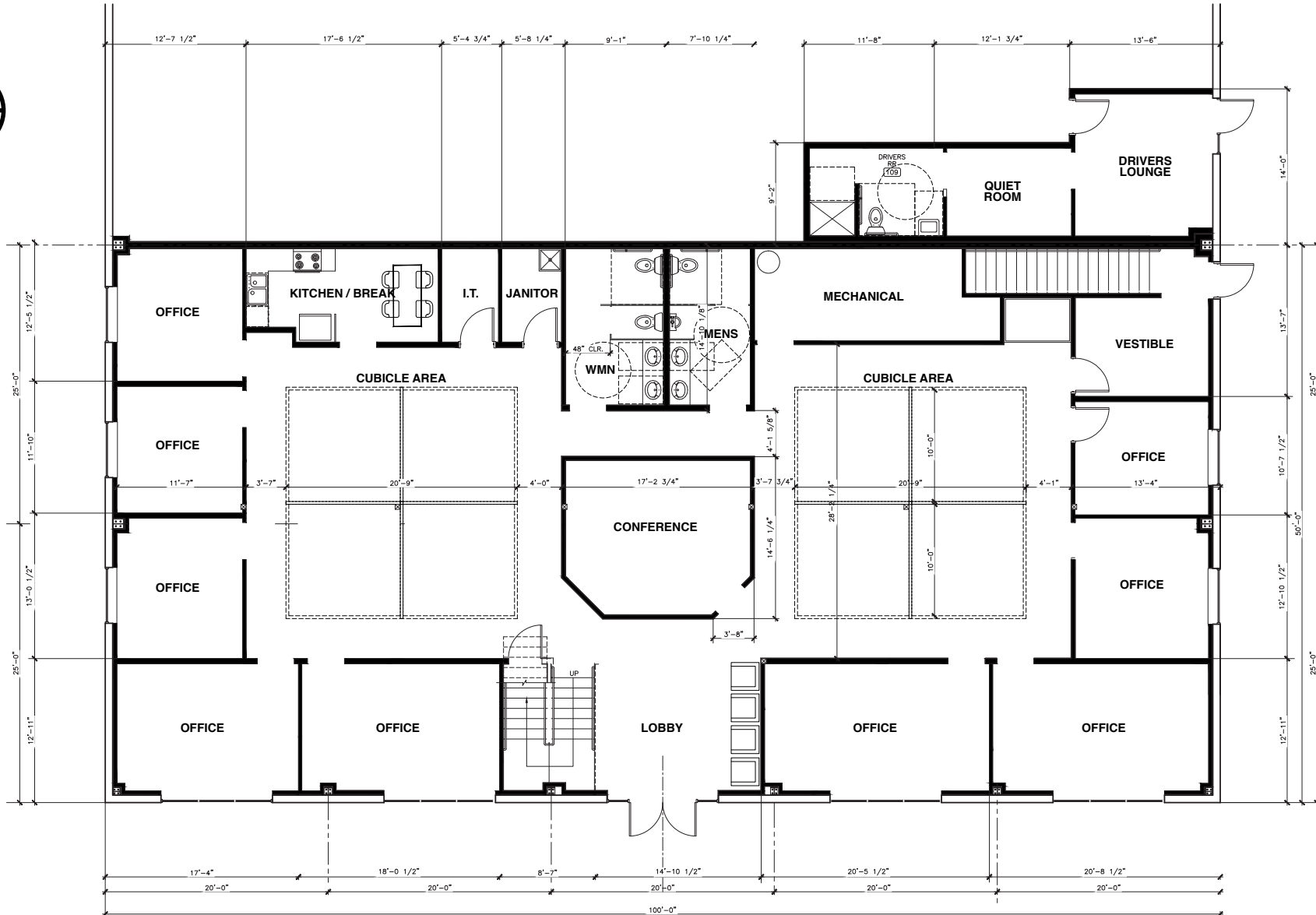
- ±48,500 SF facility
- 38,500 SF of Warehouse
- 20' Eave Heights
- 8 grade-level & 3 dock-high doors
- ESFR Sprinklers
- Seller financing available









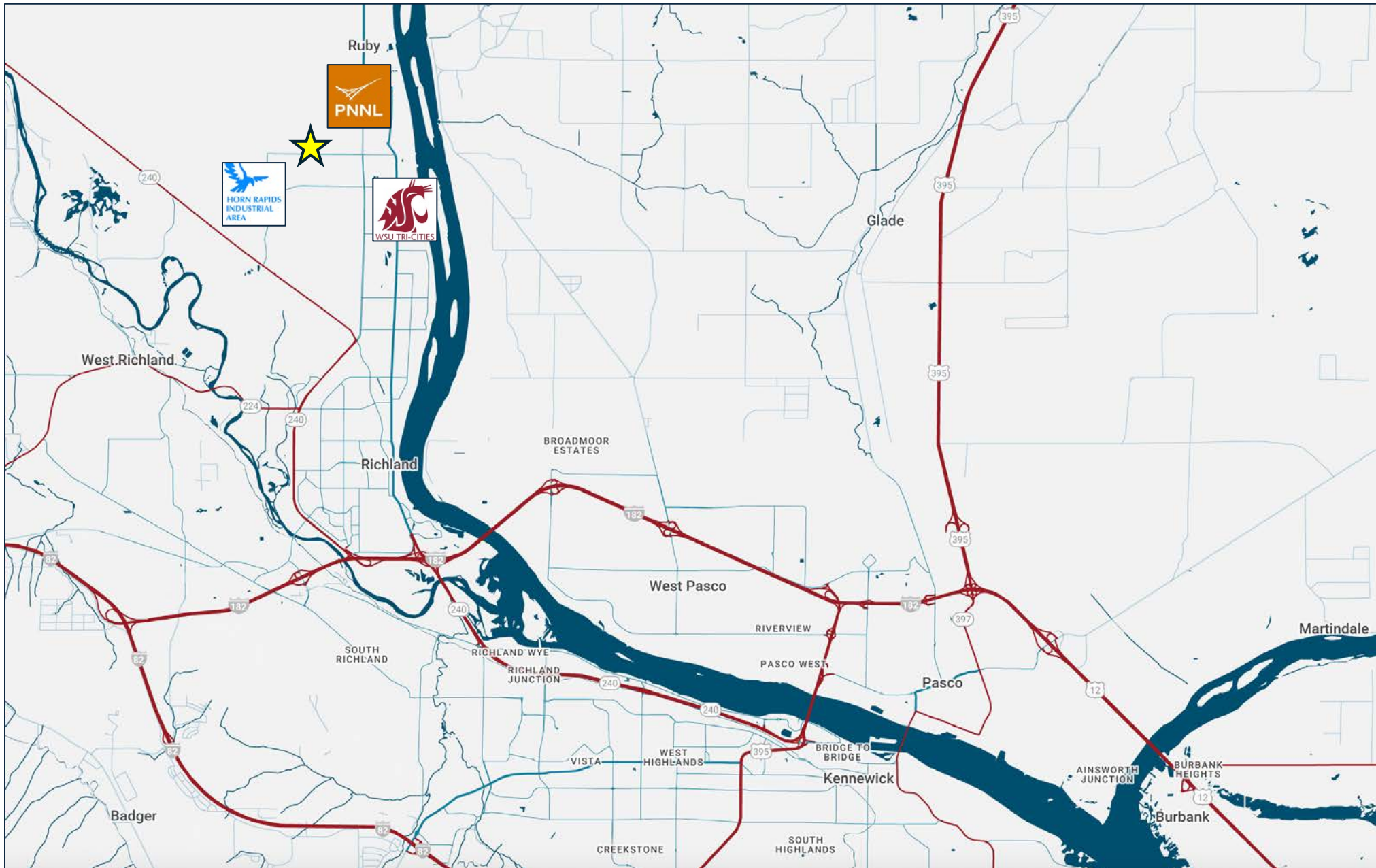




Corporate Office Buildout

The facility features a 10,250 SF corporate-grade office headquarters designed to support professional operations alongside warehouse use. The buildout includes conference rooms, private offices, kitchens, restrooms, and elevator access, all furnished for immediate use. Modern finishes and a professional layout make it ideal for administrative, executive, or research functions directly connected to the warehouse floor. Ready for a team of 30-60 to staff the office.

- 10,250 SF corporate-grade buildout
- Private offices & conf. rooms
- Kitchens + restrooms
- Elevator access (ADA compliant)
- Furnished, move-in ready



Property Address	Building Name	City	SF	Acres	Sale Price	\$/SF	Built	Cap Rate
1440 Battell Blvd	Corp WH Facility	Richland	48,500	6	\$10,975,000	\$213	16/25	-

Property Address	Building Name	City	SF	Acres	Sale Price	\$/SF	Built	Cap Rate
2517 Logan St.	24 Built Flex NN	Richland	11,769	1.72	\$3,400,000	\$289	2024	5.67%

Property Address	Building Name	City	SF	Acres	Sale Price	\$/SF	Built	Cap Rate
458 2nd Ave	Frito Lay Distribution	Burbank	107,120	14.53	\$25,400,000	\$238	2023	5.99%

Property Address	Building Name	City	SF	Acres	Sale Price	\$/SF	Built	Cap Rate
5310 Industrial Way	Fmr Resers Food Facility	Pasco	110,458	20	\$14,000,000	\$127	2000	-

Property Address	Building Name	City	SF	Acres	Sale Price	\$/SF	Built	Cap Rate
10211 Cottonwood Dr	West Kennewick WH	Kennewick	10,905	2.23	\$2,800,000	\$257	2015	5.25%

Property Address	Building Name	City	SF	Acres	Sale Price	\$/SF	Built	Cap Rate
2943 Belmont	West Richland WH Shell HQ	West Richland	33,915	4.85	\$6,900,000	\$203	2020	6.17%

Property Address	Building Name	City	SF	Acres	Sale Price	\$/SF	Built	Cap Rate
Private	Union Gap HQ	Yakima	19,000	2.5	\$5,650,000	\$297	2024	6.03%

INTEGRATED OFFICE + WAREHOUSE

At nearly 50,000 SF on a secure 6-acre campus, 1440 Battelle Boulevard stands out as one of the largest and most versatile industrial properties in the Tri-Cities. The facility blends a **32,500 SF warehouse** with dock-high and grade-level loading, a **10,250 SF corporate office headquarters** with modern amenities, and a 6,000 SF standalone warehouse for added operational flexibility.

This property is a prime fit for companies in logistics, manufacturing, energy services, and research, especially those connected to the nearby DOE, PNNL, and Hanford Site. With a lease in place through 2025 and seller financing available, it offers both short-term income and a long-term platform for expansion in one of the Northwest's most strategic industrial corridors.

**DERRICK STRICKER**

DESIGNATED BROKER



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BUILDINGS.™





Centrally Connected in the Northwest

The Tri-Cities offers unmatched regional access, positioned at the heart of the Northwest between **Seattle, Spokane, Boise, and Portland**. This central location provides businesses with efficient reach to major metropolitan markets while avoiding the congestion and costs of larger urban hubs. For users, buyers, or investors, it means faster distribution, streamlined logistics, and a strategic base that maximizes both regional and interstate connectivity.

ABOUT StrickerCRE



DERRICK STRICKER
DESIGNATED BROKER



Derrick J. Stricker, CCIM, SIOR, is a distinguished commercial real estate professional and the founder of StrickerCRE, a leading brokerage and property management firm in the Tri-Cities region. With over **13 years of industry experience**, Derrick has achieved significant milestones, including the prestigious Society of Industrial and Office Realtors (**SIOR**) designation, underscoring his leadership in industrial real estate in the greater Tri-Cities Region.



Under his guidance, StrickerCRE has successfully managed substantial transactions, such as the Refresco Industrial Disposition (250k SF), Seneca's Industrial Disposition (550k SF) and the Former Flour Buildings (165k SF), highlighting the firm's expertise in handling larger complex industrial deals. Beyond his professional achievements, Derrick is deeply committed to community service. His involvement began upon returning from a Chicago career and involving himself with the TC Chamber of Commerce and it culminated in his role as eventual Chairman of the Chamber ('19), where he leveraged his analytical and creative approach to benefit the entire region. This dedication to regional growth and development, combined with his understanding of property analysis and market dynamics, positions Derrick as a pivotal figure in the Tri-Cities Market.

In 2021, Derrick took a significant step by founding StrickerCRE, a boutique brokerage and property management firm dedicated to serving the greater Tri-Cities region. Under his leadership, the firm has expanded its property management portfolio and assembled a skilled commercial real estate team, focusing on large industrial, office, and investment transactions. This strategic growth and commitment to excellence were recognized in 2023 when StrickerCRE received the Small Business on a Roll Award from the TC Chamber of Commerce, highlighting the firm's success and contributions to the regional economy as the leader in the industry.

Derrick's educational background includes dual degrees in Economics and Political Science, as well as an MBA in Finance, all from Gonzaga University. He began his career in Chicago as an analyst with a boutique investment bank, focusing on M&A, corporate finance and commercial real estate. This experience provided him with a solid foundation in financial analysis and strategic planning, skills that have been instrumental in his success in the commercial real estate industry.