



\$1,750,000 | 4K SF FLEX | 2.62 ACRES

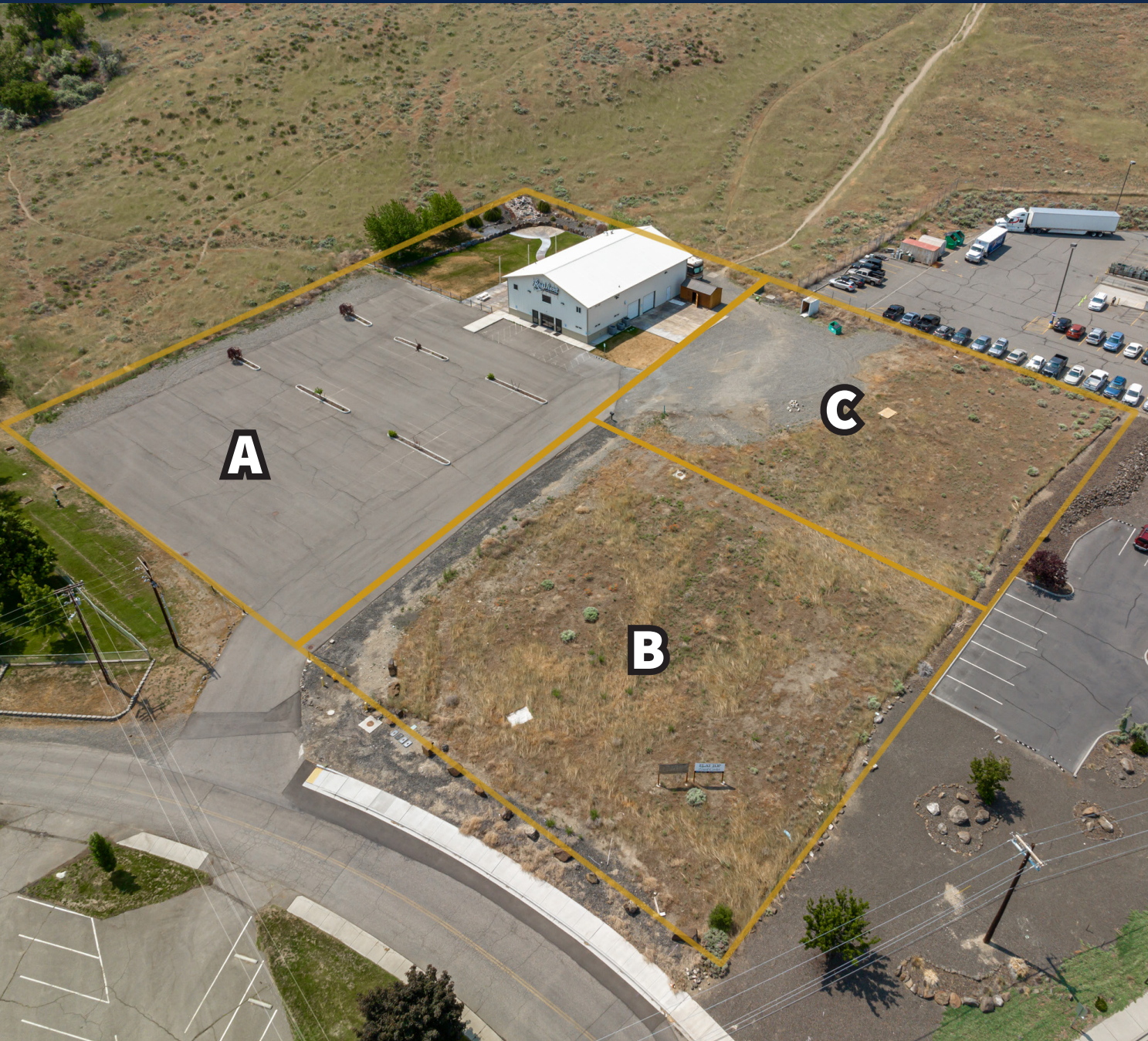
Flat top Facility | W Van Giesen, West Richland WA



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Property Overview



Convenient Location: Situated in West Richland, the flex building is conveniently located off Van Giesen and Bombing Range Road.

Modern Construction: Built in 2015, this flex building offers a contemporary design and functional layout.

Versatile Space: The CG zoned flex building is situated on 1.42 Acres, providing ample space for a variety of uses.

Flexible Layout: With a 3,950 SF clear span building, tall eave heights, and 4 roll-up doors, your business can fully utilize the compound.

Wide Range of Uses: The CG zoning allows for diverse applications, including wedding/event venue space, coffee roasting, retail, wholesale, and more.

Property Overview



Additional Mezzanine Space:

The building features 1,450 SF of finished mezzanine space, providing extra room for your operations.

Functional Amenities: Enjoy the convenience of 2 ADA restrooms, an office, and a kitchenette, creating a functional setup for your clients and customers.

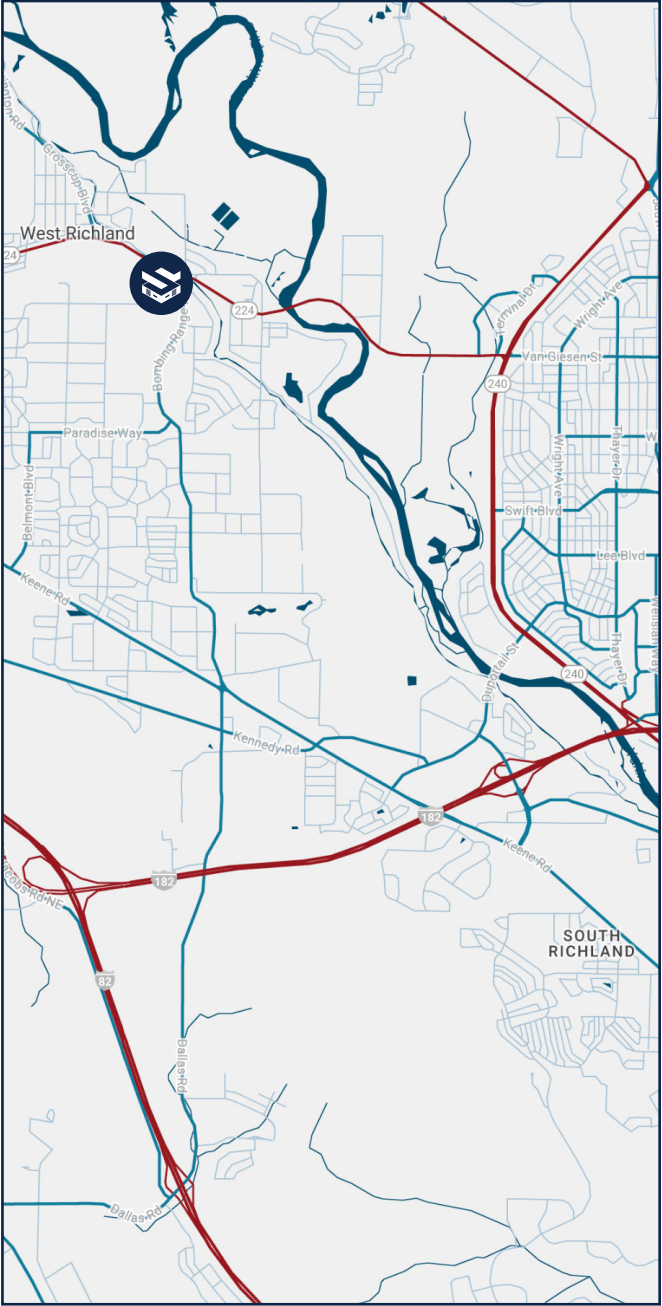
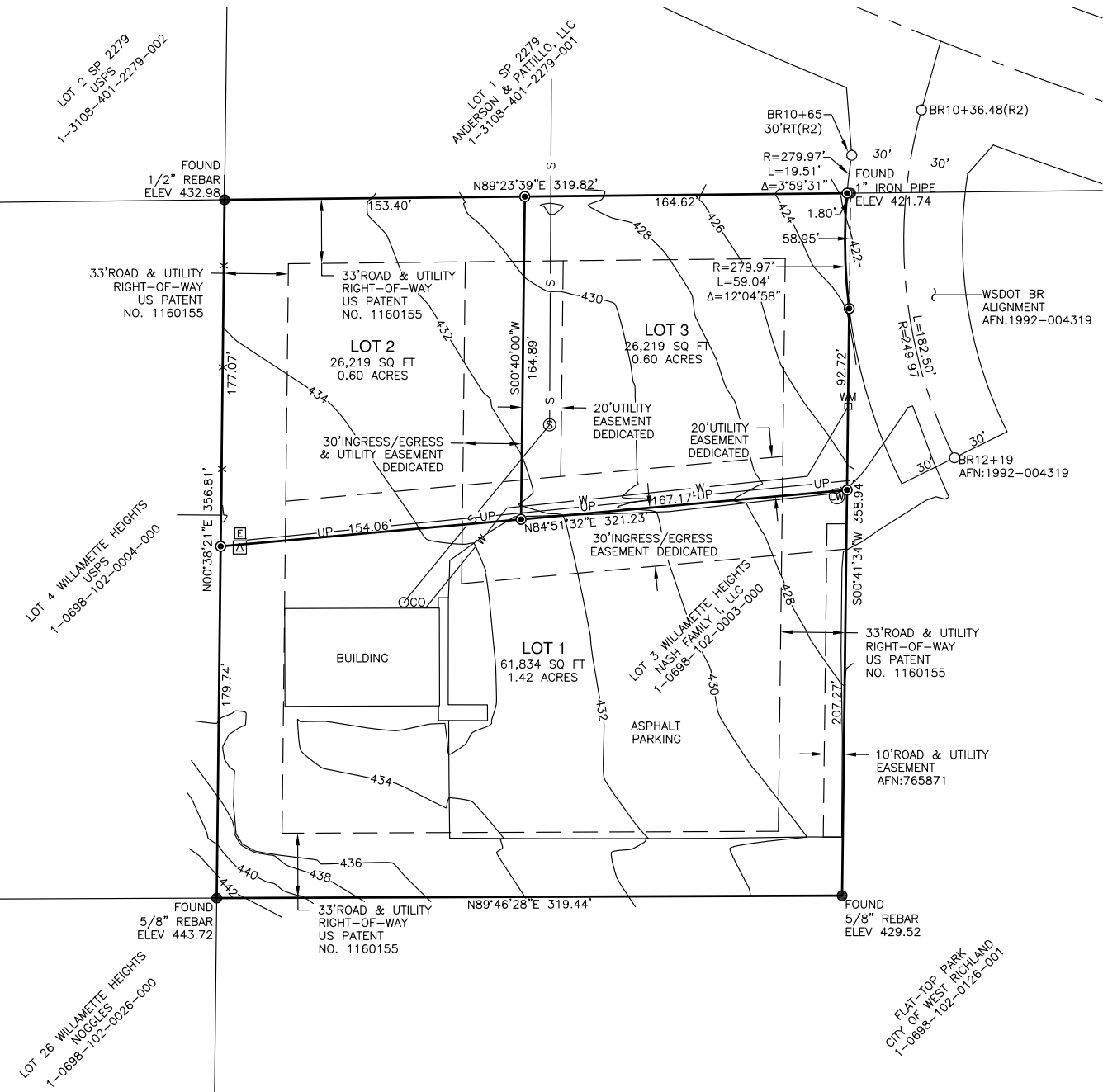
Expansion Potential: The facility includes two parcels to the north, each measuring 0.60 Acres, providing an opportunity for future expansion.

Investment Opportunity: The two additional lots are listed separately for sale at \$9.70/SF (\$250k each), offering potential for growth and development.

\$1,750,000
Building + 2 Lots

\$500,000 (9.70/sf)
2 Lots | 1.2 acres

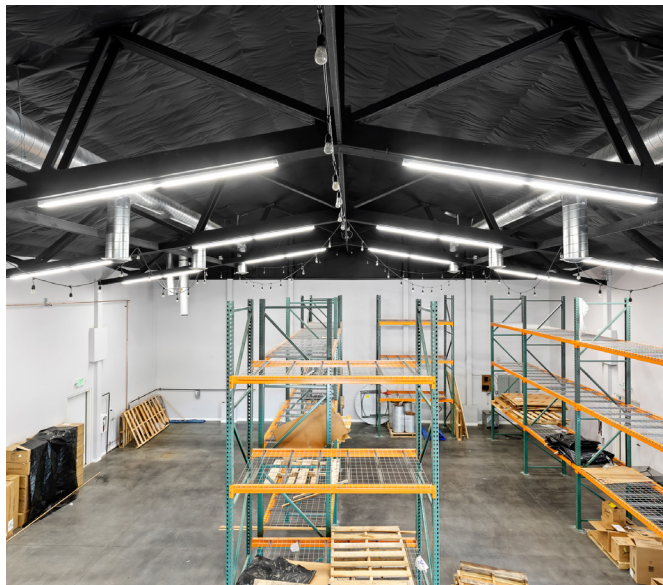
Survey & Location



Photos



Photos





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