

Grandridge Business Park

8123 W Klamath Ct, Kennewick
MLS 269820

Contact

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SUMMARY

This offering is for the last remaining lot within the Grandridge Business Park which is located in Central Business District for this market.

The Grandridge Business Park includes the Corporate HQ for Cascade Natural Gas, the Washington State Attorney General's regional office, a national title company, other national and local professional services entities.

This pad site is shovel ready with all utilities stubbed storm drains, paved and lighted parking.

PRICE **\$510,000 (\$15.00/SF)**

.78 Acres

ADDRESS

8123 W Klamath Court
Kennewick, WA 99336

TAX PARCEL

131994013034006

CONTACT

Kirt Shaffer
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2815 St, Andrews Loop, Suite F
Pasco, WA 99301

ZONING

Commercial Regional (CR-L)

UTILITIES

Power, Water, Septic & Natural Gas available
(See Utilities Maps below)

LINKS

Municipal

<https://www.go2kennewick.com/>

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

Economic Development

<https://portofbenton.com/>

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

MEDIAN HOUSEHOLD INCOME

3-minute **\$99,993.60**

5-minute **\$82,083.93**

10-minute **\$65,322.05**

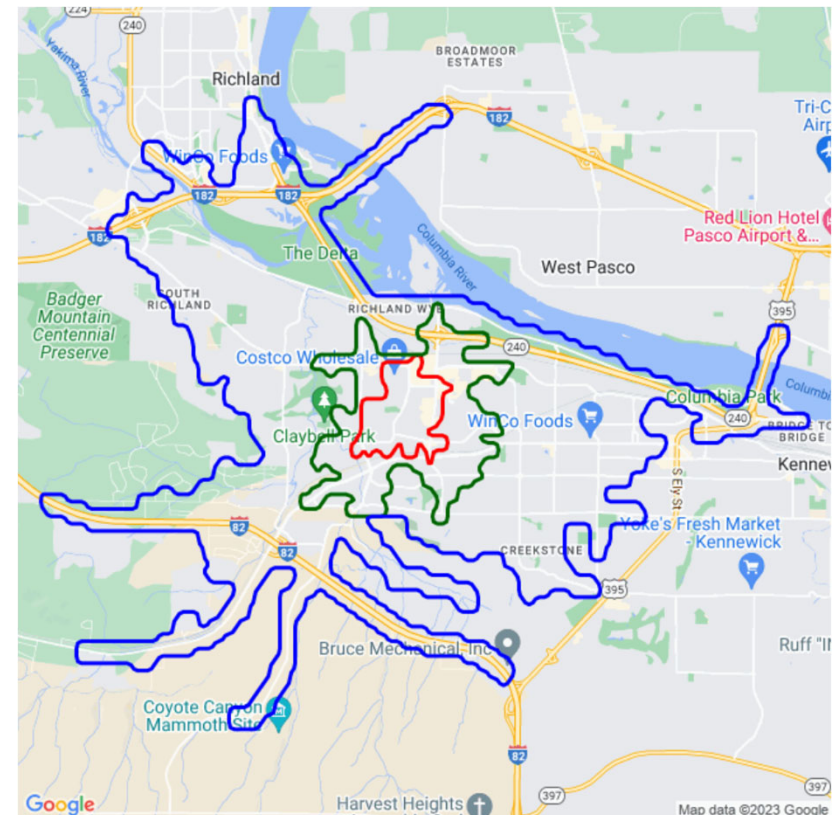
POPULATION DEMOGRAPHICS

Population:

3-minute **4,056**

5-minute **11,287**

10-minute **59,948**



LOCATION MAP

































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.

POWER, WATER & SEPTIC MAP

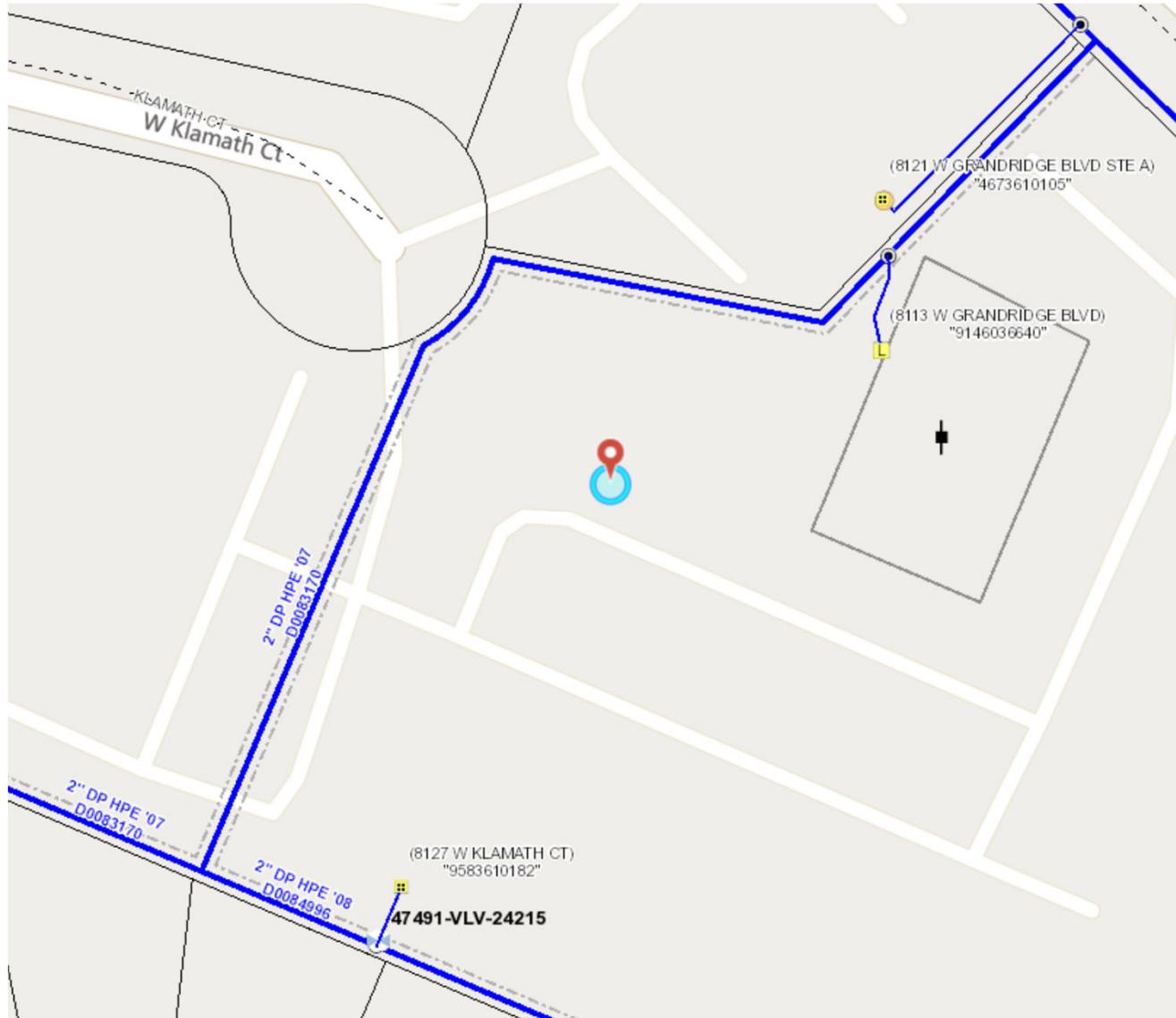


Legend

Water	Sewer	Storm
WaterFireHydrant  Fire Department Connection	SewerCleanout  SewerCleanout	StormCatchbasin  StormCatchbasin
WaterMeter  Meter  Manhole	SewerLiftStation  SewerLiftStation	StormDrywell  StormDrywell
WaterNode  WaterNode	SewerManhole  Manhole  Valve	StormManhole  StormManhole
WaterValve  AIR RELIEF  BUTTERFLY  GATE  POST INDICATOR  PRESSURE REGULATING  PRESSURE RELIEF  UNKNOWN  WHEEL GATE	SewerNode  SewerNode	StormNode  StormNode
WaterMainline  WaterMainline	SewerForceMain  SewerForceMain	StormCulvert  StormCulvert
WaterServiceline  WaterServiceline	SewerMainline  SewerMainline	StormMainline  StormMainline
	SewerServiceline  SewerServiceline	StormServiceline  StormServiceline
		StormPond  StormPond

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NATURAL GAS MAP



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