



SALK Building for SALE

2765 Salk Ave, Richland
MLS #274236

Contact

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SUMMARY

The building is situated on 0.56 leased acres, near Pacific Northwest National Laboratory, the Richland WSU Tri-Cities campus, and the Hanford site.

The area has experienced a tremendous amount of recent development activity including, residential, Washington State University housing, commercial, and research laboratory space. More development is planned for this area.

This building is comprised of two wings, one of which has historically been used to support a large secured computer server. The remainder of the building has been used as laboratory space. Both spaces were utilized by long-term tenant PNNL for 18 years.

The building features additional security provisions including emergency lighting, fire alarm system including sprinklers throughout the building.

FOR SALE

\$1,115,000

10,422 SF Building

Building is currently demised into two suites of ±5,124 USF & ±4,836 USF.

Building can also offered as a complete contiguous space.

Summary continued...

Additional Features:

- Upgraded power to include 3-phase 480 amp service.
- Multiple compressed air feed drops.
- Eye-Wash stations
- 40-Ton Trane cooling and heating system.
- Glycol supply line system.
- Security windows.

Land is leased from the Port of Benton. Current terms include:

- Annual Rent: \$5,930.00
- Current lease termination date: December 31, 2028
- Extension Options: 3 terms of 10 years each.

TAX PARCEL

823083000003003

ZONING

I-M = Medium Industrial

LINKS

Municipal

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

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

Economic Development

<https://portofbenton.com/>

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

UTILITIES

Water – City of Richland

Sewer – City of Richland

Power – City of Richland

ADDRESS

2765 Salk Ave, Richland, WA 99354

CONTACT

Kirt Shaffer

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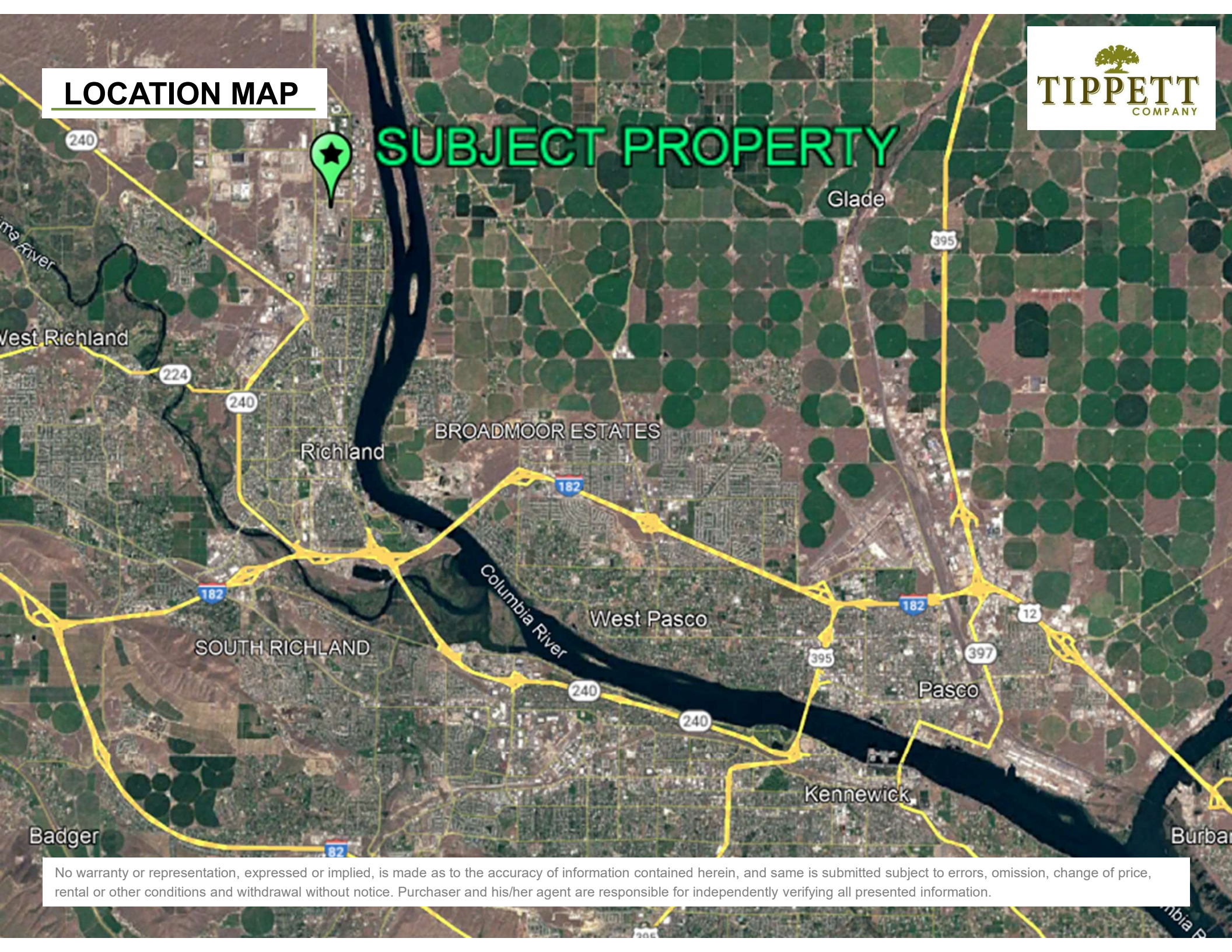
2815 St, Andrews Loop, Suite F

Pasco, WA 99301

LOCATION MAP

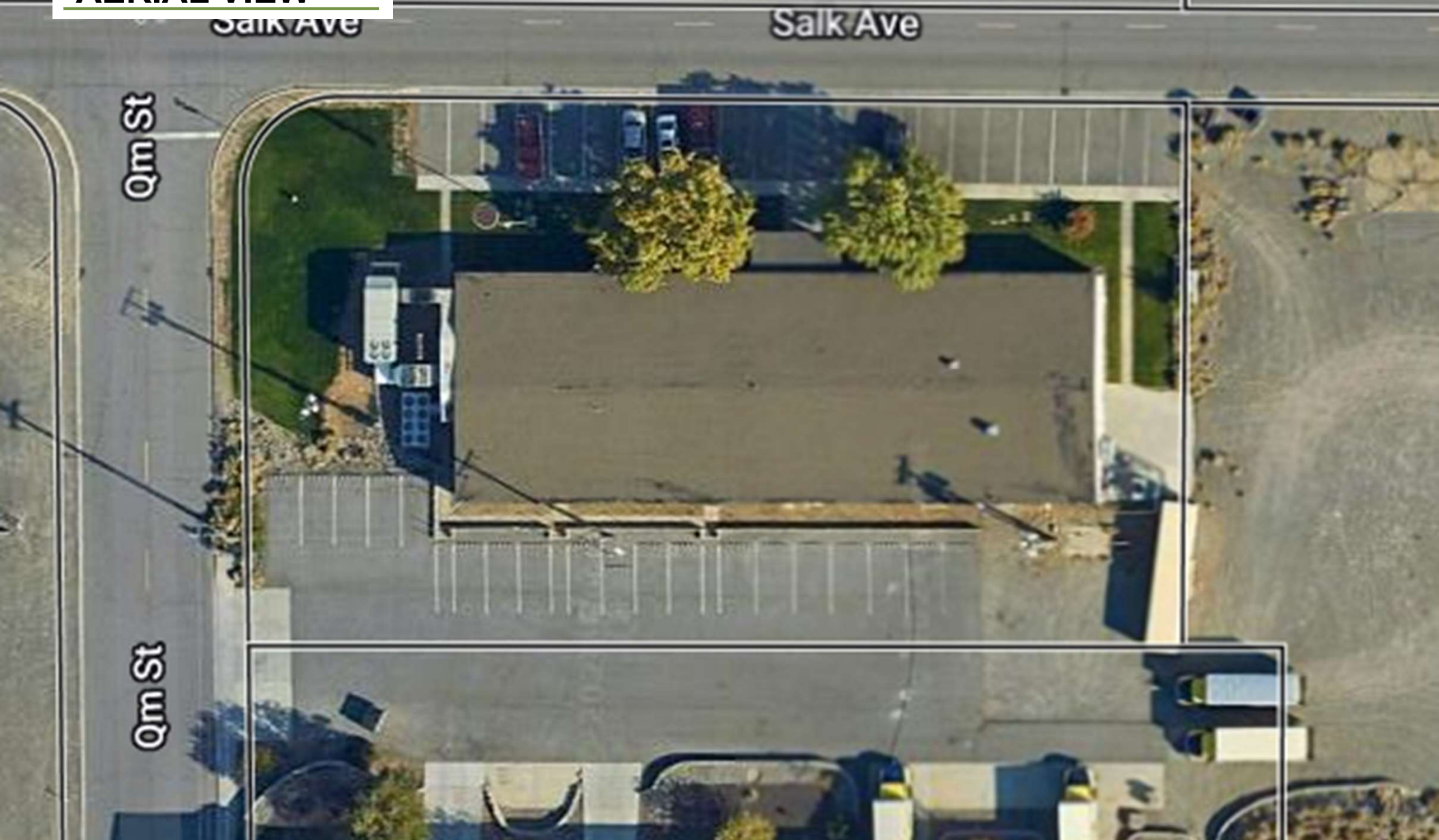


SUBJECT PROPERTY



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.

AERIAL VIEW



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DEMOGRAPHICS

Population:

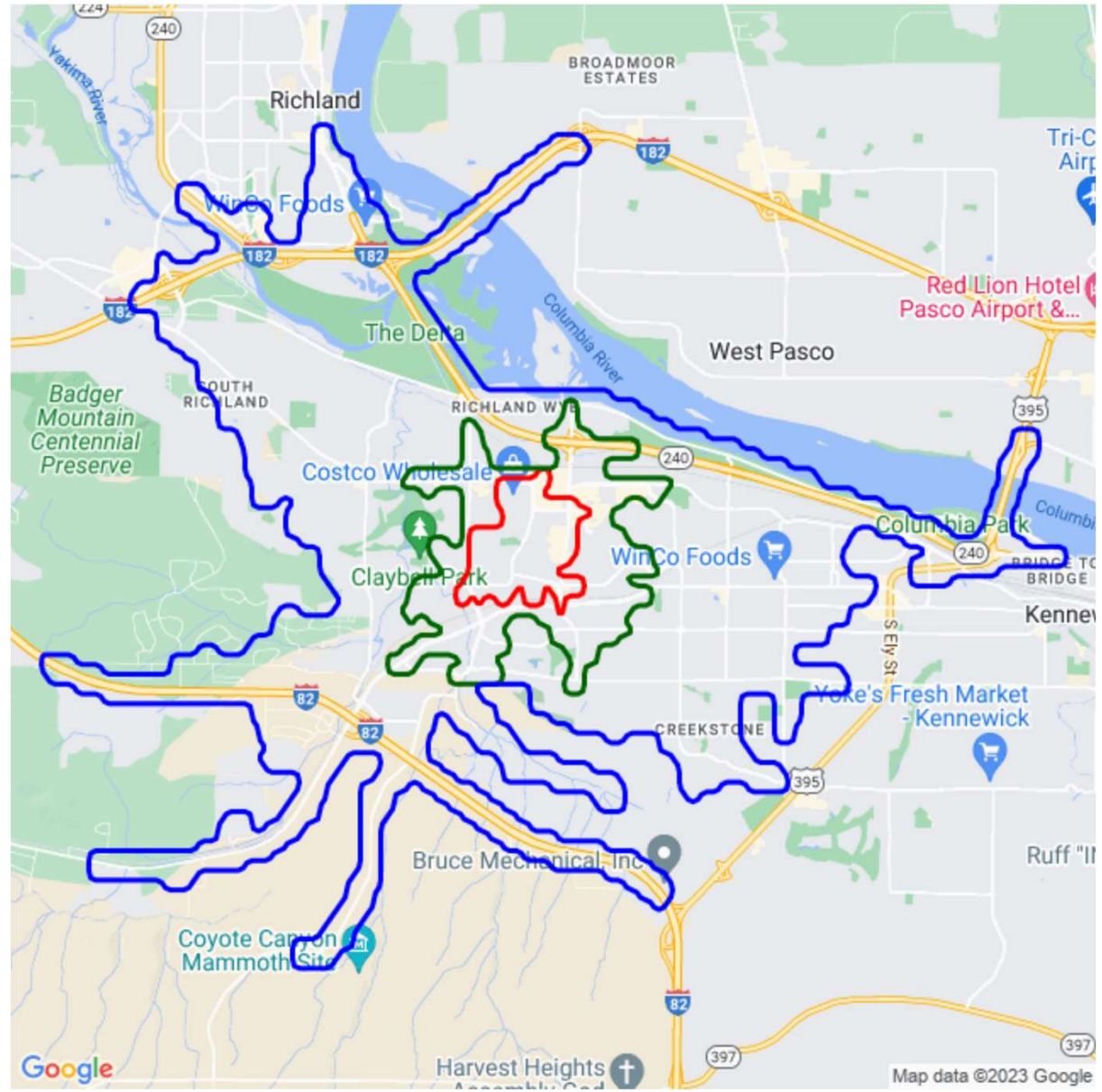
3-minute	4,056
5-minute	11,287
10-minute	59,948

Median Household Income:

3-minute	\$99,993.60
5-minute	\$82,083.93
10-minute	\$65,322.05

Estimated Households:

3-minute	1,743
5-minute	4,713
10-minute	24,663



PHOTOS



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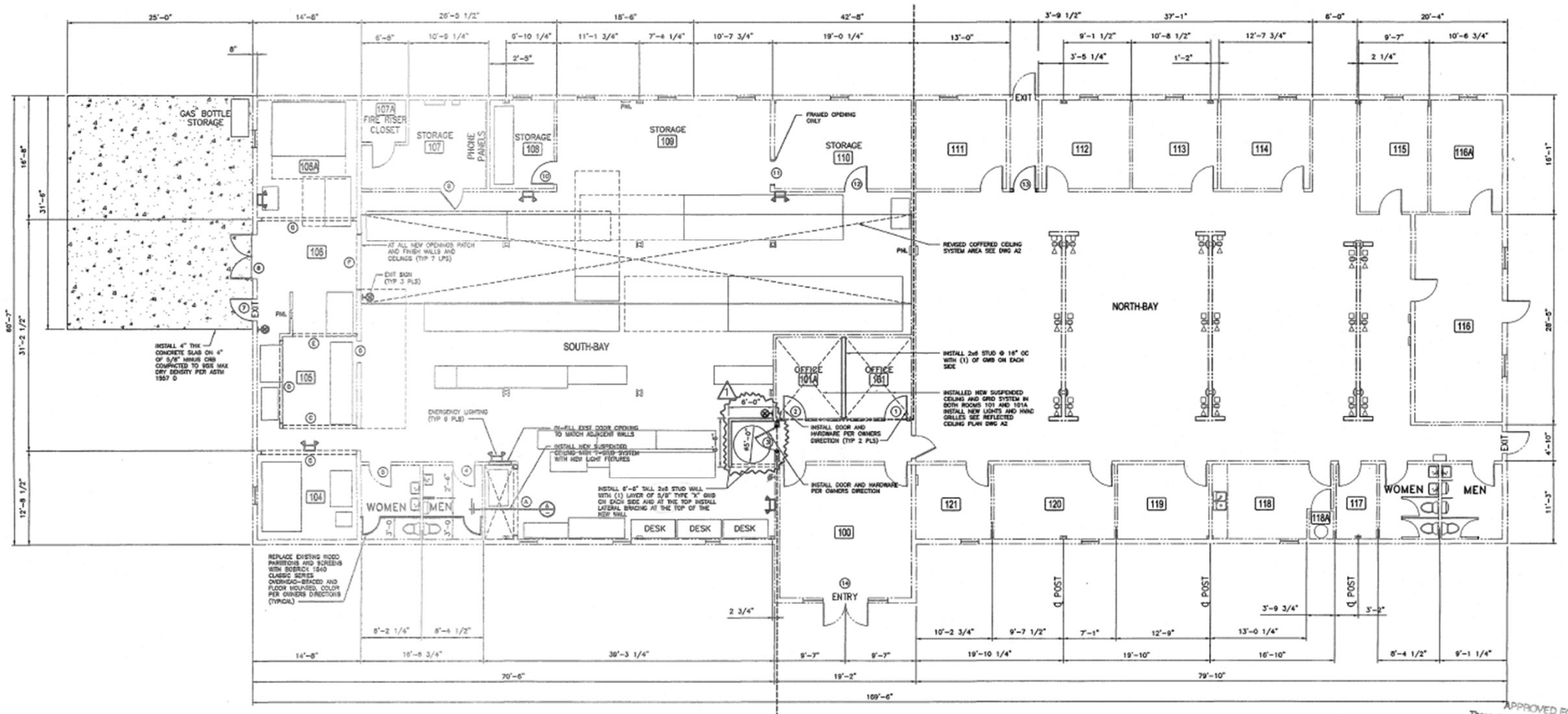
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FLOOR PLAN



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