

# University Square

750 Curie St, Richland, WA  
MLS 272173

Contact

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## **SUMMARY**

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Create your own warehouse with this Build-to-Suit opportunity in North Richland.

15,000 SF divisible to 7,500 SF

Located on Stevens Dr. 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**

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750 Curie St. - 7,500 - 15,000 SF

\$1.05/SF Warehouse

\$1.60/SF Office

2023 Estimated NNN = \$0.11/SF

## **ADDRESS**

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750 Curie St., Richland, WA 99354

## **CONTACT**

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Kirt Shaffer

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Mobile 509.521.9183

[kirt@tippettcompany.com](mailto:kirt@tippettcompany.com)

2815 St, Andrews Loop, Suite F

Pasco, WA 99301

## ZONING

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Business Commercial

## UTILITIES

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Power & Sewer – City of Richland

Natural Gas – Cascade Natural Gas (near by)

## TAX PARCEL

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## TRAFFIC COUNTS

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Stevens Dr.

2020 Average Daily Traffic Count = 12,131

2018 Average Daily Traffic Count = 14,546

## AREA BUSINESSES

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### Notable Businesses within 1 Mile

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

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Municipal

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

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

Economic Development

<https://portofbenton.com/>

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

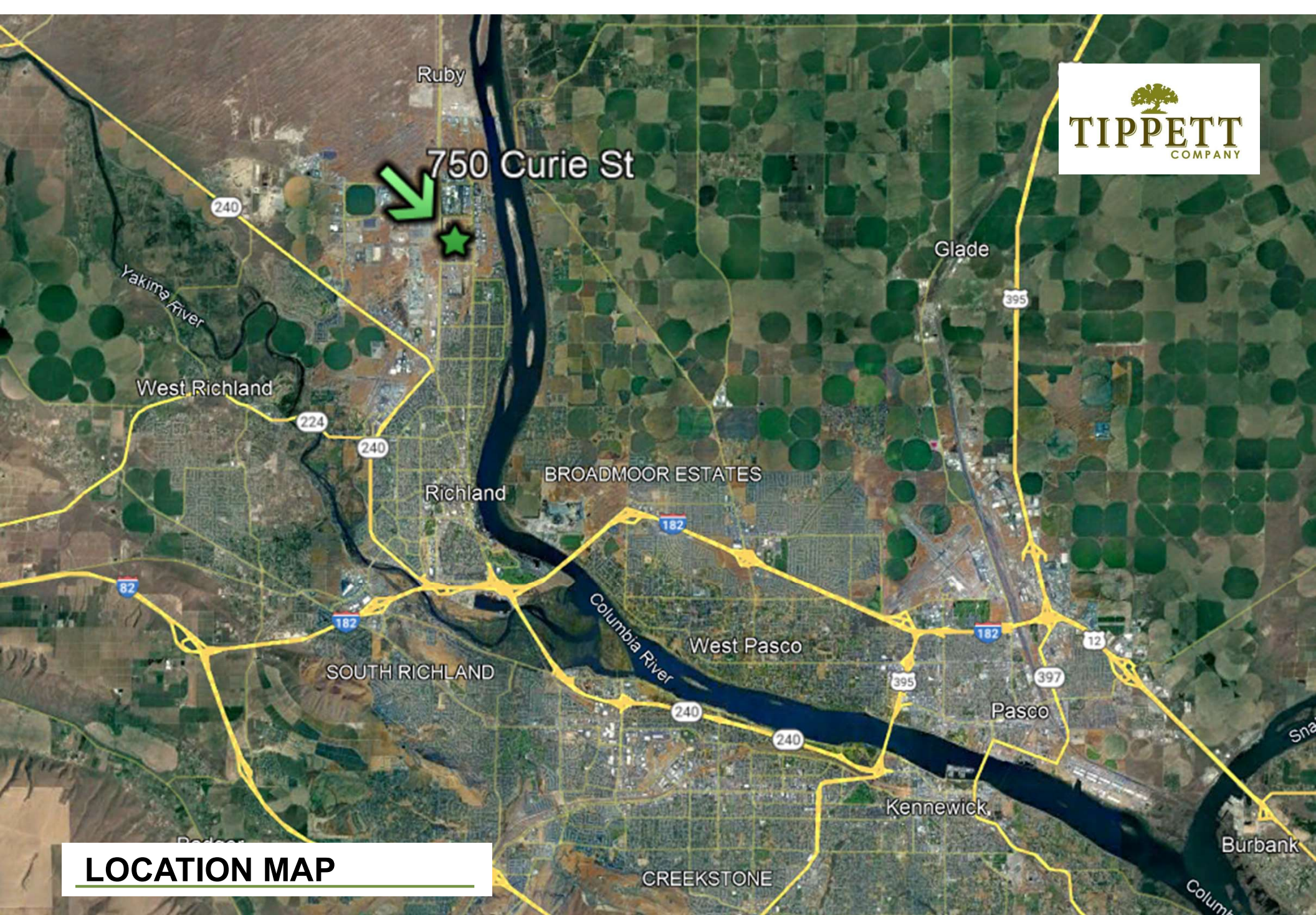


# AERIAL VIEW



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## LOCATION MAP

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