

INDUSTRIAL SPACE FOR SALE

2213 Henderson Loop

Richland, WA 99354

NATri-Cities

Todd Sternfeld | todd@naitcc.com | 509 539 3998

2213 Henderson Loop

Richland, Washington 99354

Property Overview

Position your business for success in one of Richland's fastest-growing industrial corridors. A rare opportunity for users needing both functional building space and outdoor yard area.

Conveniently located just minutes from key regional routes, 2213 Henderson Loop sits approximately 3 miles from I-182 and about 1 mile from Highway 225, providing quick, reliable access for transportation, commuting, and day-to-day operations.

Perfect fit for contractors, service companies, and investors. 1-acre laydown yard ideal for equipment, materials, fleet parking, or outdoor storage. Surrounded by growth, including industrial, retail, and restaurant users.

Property Highlights

- ±2-acre site with excellent utility
- ±4,800 SF building with offices + breakroom
- Room to operate and expand with 1-acre laydown
- Quick access to I-182 and Highway 225, supporting smooth and efficient logistics.

For More Information

Todd Sternfeld

Principal / Commercial Broker
C: 509 539 3998
todd@naitcc.com



FLYER

2213 Henderson Loop, Richland, WA 99354



FLYER

2213 Henderson Loop, Richland, WA 99354

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



FLYER

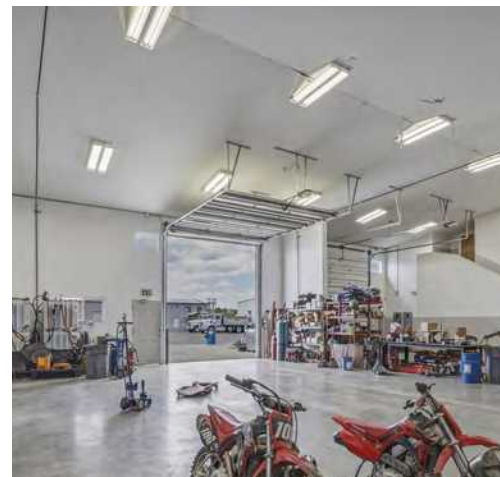
2213 Henderson Loop, Richland, WA 99354

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



FLYER

2213 Henderson Loop, Richland, WA 99354



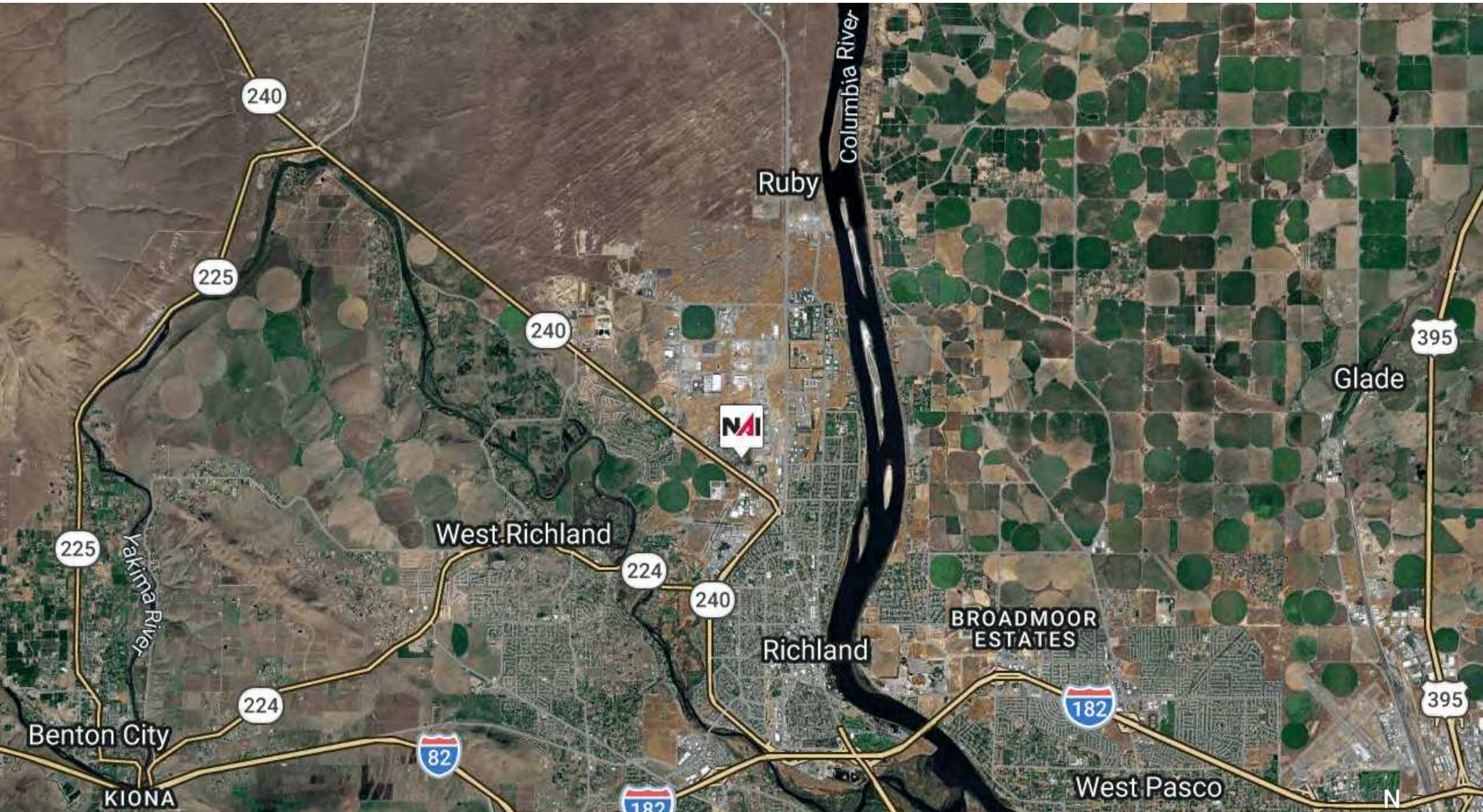
FLYER

2213 Henderson Loop, Richland, WA 99354



FLYER

2213 Henderson Loop, Richland, WA 99354



FLYER

2213 Henderson Loop, Richland, WA 99354

Population	10 Miles	15 Miles	20 Miles
Total Population	184,513	273,667	285,403
Average Age	36.1	35.1	35.2
Average Age (Male)	35.7	34.8	34.9
Average Age (Female)	36.5	35.7	35.9

Households & Income	10 Miles	15 Miles	20 Miles
Total Households	66,883	95,654	99,440
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$119,665	\$110,872	\$111,153
Average House Value	\$411,527	\$390,622	\$389,410

2023 American Community Survey (ACS)