



## King City Industrial Park

1430 E Hillsboro, Suites 102 & 103, Pasco, WA  
MLS 279202

### Contact

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Kirt Shaffer | 509.521.9183  
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## **SUMMARY**

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This building is located in the King City area of Pasco surrounded by many light industrial users offering easy highway access.

This space includes one 14' x 16' grade level door and one 8' x 9' dock high door.

Space also has store front glass allowing for client/guest reception with office space on the main and second floor.

Eave height is 30'.

This offering is a sub-lease for a portion of an existing space leased by sub-lessor.

Lease space can be demised depending on sub-tenant's needs.

The current lease terminates June 30, 2029

## **PRICE**

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**\$0.92/RSF + NNN**

7,200 Square Feet  
6,020 Warehouse  
1,180 Office

## **ADDRESS**

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1430 E Hillsboro St, Suite  
Pasco, WA 99301

## **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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I-1 Light Industrial District

## UTILITIES

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Water: City of Pasco

Sewer: City of Pasco

Power: Franklin PUD

## TAX PARCEL

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113270023

## TRAFFIC COUNTS

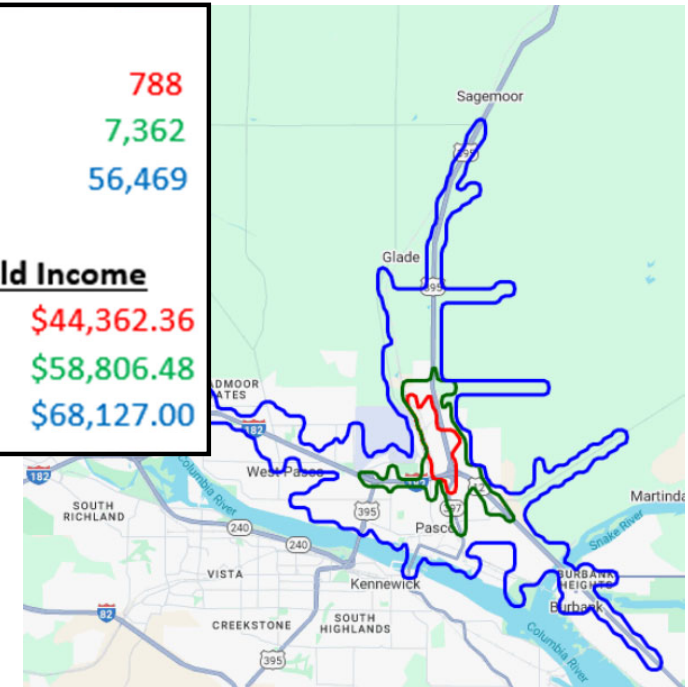
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ADT: 1,000 to 5,000

## DEMOGRAPHICS

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<b>Population</b>	
3 Minute	788
5 Minute	7,362
10 Minute	56,469
<b>Avg. Household Income</b>	
3 Minute	\$44,362.36
5 Minute	\$58,806.48
10 Minute	\$68,127.00



## LINKS

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Municipal  
<https://www.pasco-wa.gov/>  
<https://www.franklincountywa.gov/>

Economic Development  
<https://www.portofpasco.org/>  
<https://www.tridec.org/>

# PASCO, WA - DEMOGRAPHICS

Demographics are determined by a 10 minute drive from 1430 East Hillsboro Street, Pasco, WA 99301

## CITY, STATE

**Pasco, WA**

## POPULATION

**56,469**

## AVG. HHSIZE

**3.15**

## MEDIAN HH INCOME

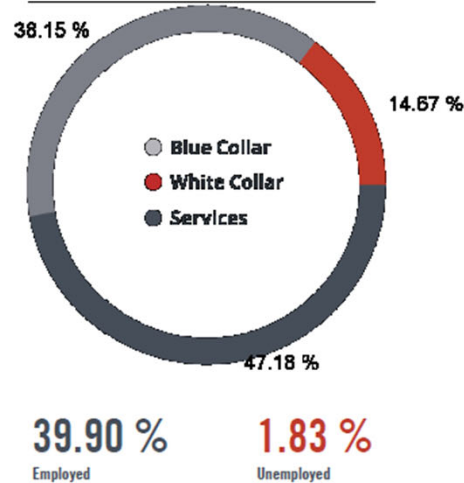
**\$52,233**

## HOME OWNERSHIP

Renters: **6,316**

Owners: **10,059**

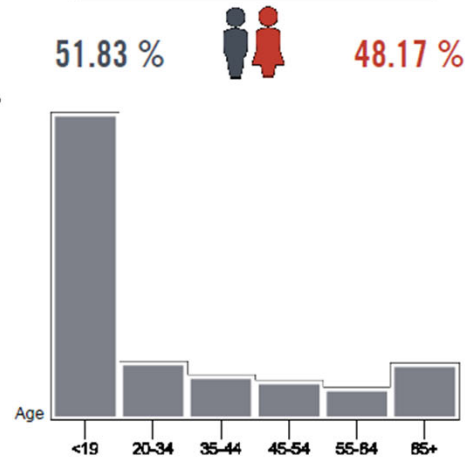
## EMPLOYMENT



## EDUCATION

High School Grad: **23.01 %**  
 Some College: **18.34 %**  
 Associates: **8.01 %**  
 Bachelors: **17.34 %**

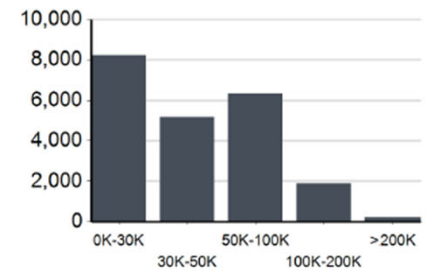
## GENDER & AGE



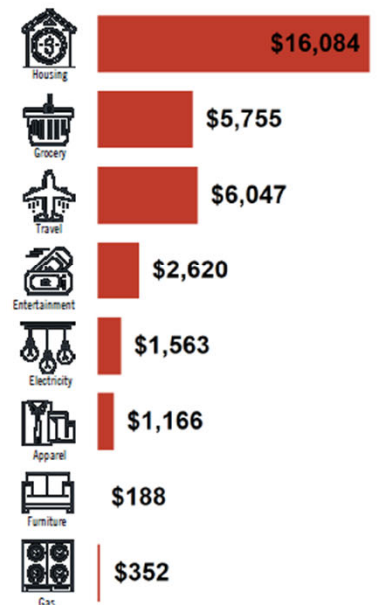
## RACE & ETHNICITY

White: **20.94 %**  
 Asian: **0.09 %**  
 Native American: **0.17 %**  
 Pacific Islanders: **0.02 %**  
 African-American: **0.33 %**  
 Hispanic: **45.42 %**  
 Two or More Races: **33.02 %**

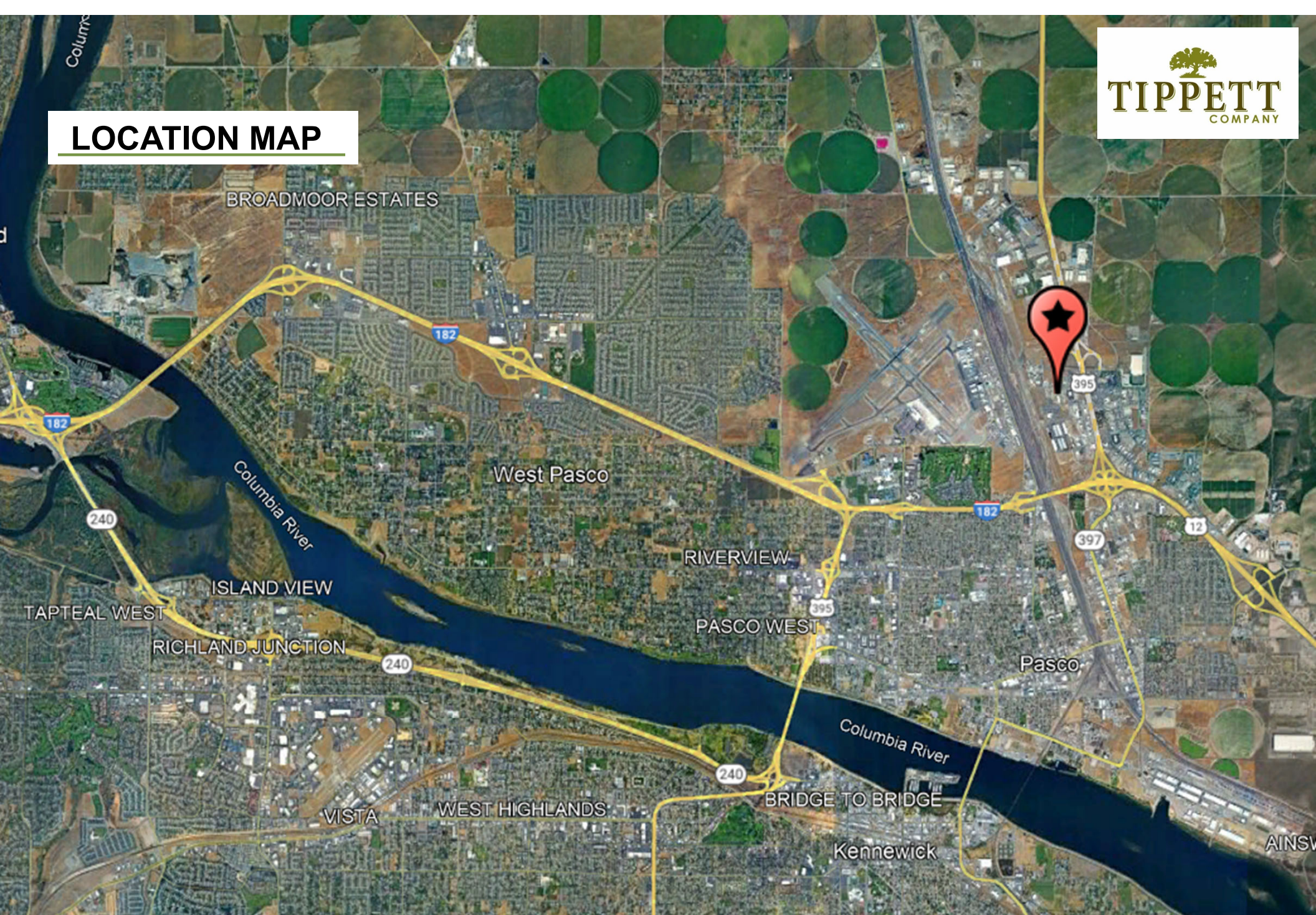
## INCOME BY HOUSEHOLD



## HH SPENDING



# LOCATION MAP



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## AERIAL VIEW



Premises

# AREA BUSINESSES



Subject Property



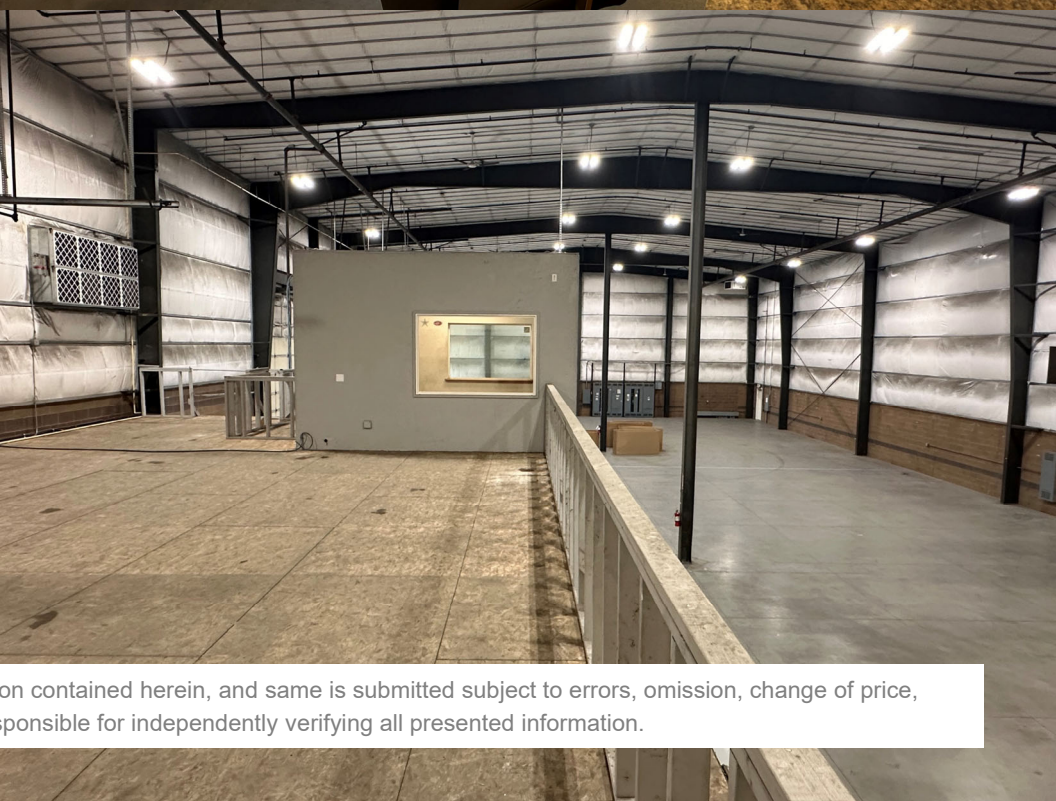
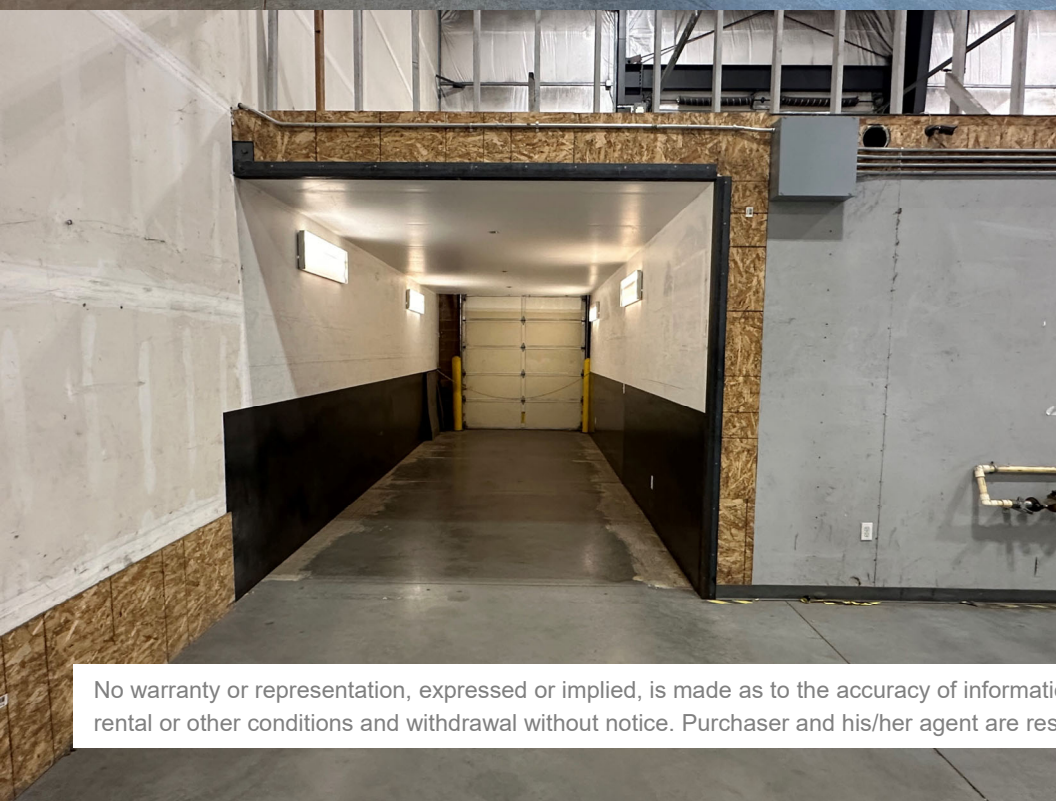
# PHOTOS



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