



17 Bay Warehouse

1101 N Utah Ave, Ste A-Q, Pasco, WA 99301
MLS 279613

Contact

Kirt Shaffer | 509.521.9183
kirt@tippettcompany.com

SUMMARY

Building has 17 14' x 14' grade level doors offering a tremendous amount of flexibility in the use of this building.

Building is 20' clear span.

Currently building has ± 748 of office space. Landlord is willing to build out more office space if needed.

The building is located two blocks off a main traffic arterial and a 3/4 mile from a major highway interchange allowing easy access to all directions of travel.

**Offering subject to Landlord terminating current tenant's holdover lease.*

TAX PARCEL

Franklin County Parcel # 113-473-085

PRICE

\$1.05/SF + NNN – Warehouse RSF
\$1.65/SF + NNN – Office RSF
(2025 Estimated NNN = \$0.12/RSF)

Total Building = 23,404 RSF
Bays A-H = 10,454 RSF (748 RSF Office Space)
Bays I-L = 5,600 RSF
Bays M-Q = 7,350 RSF

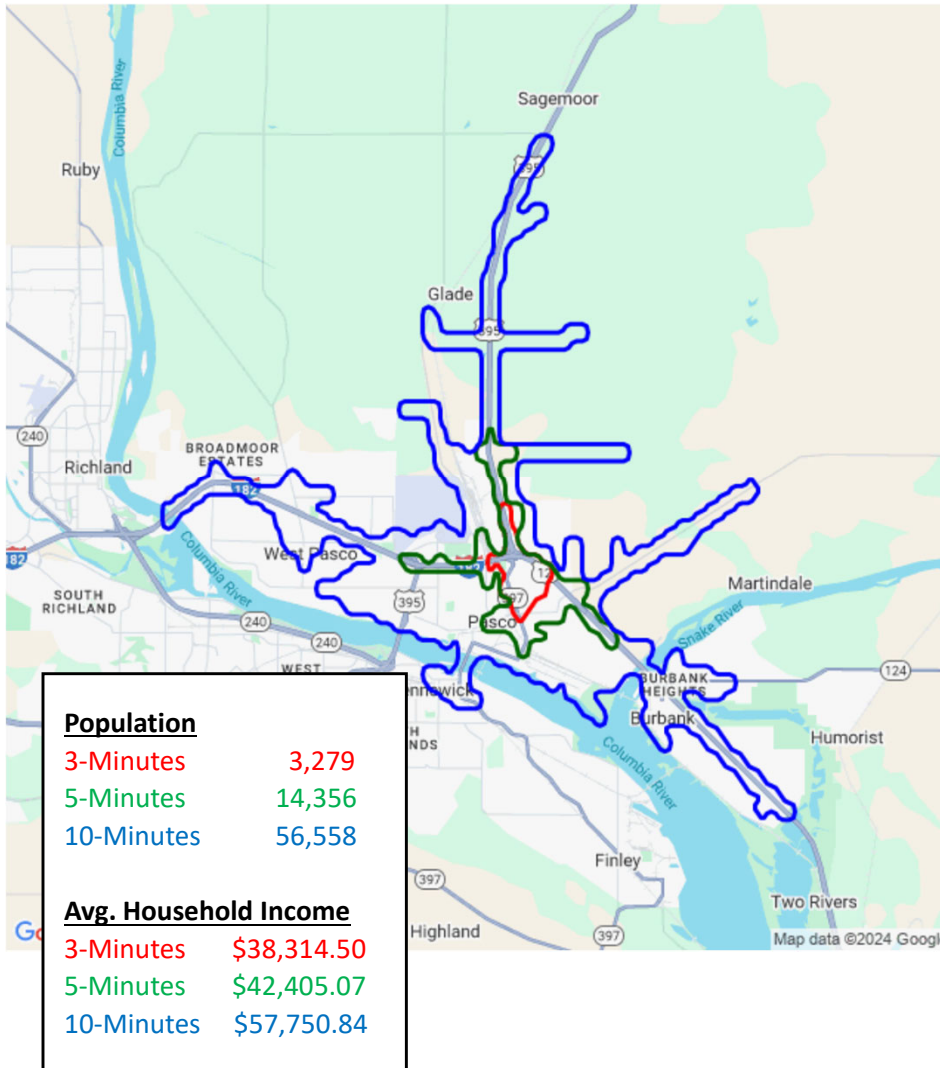
ADDRESS

1101 N Utah Ave, Ste A-Q
Pasco, WA 99301

CONTACT

Kirt Shaffer
Office 509.545.3355
Mobile 509.521.9183
kirt@tippettcompany.com
2815 St, Andrews Loop, Suite F
Pasco, WA 99301

DEMOGRAPHICS



ZONING

C-3 General Business District

UTILITIES

Water: City of Pasco

Sewer: City of Pasco

Power: Franklin PUD

LINKS

Municipal

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

<https://www.franklincountywa.gov/>

Economic Development

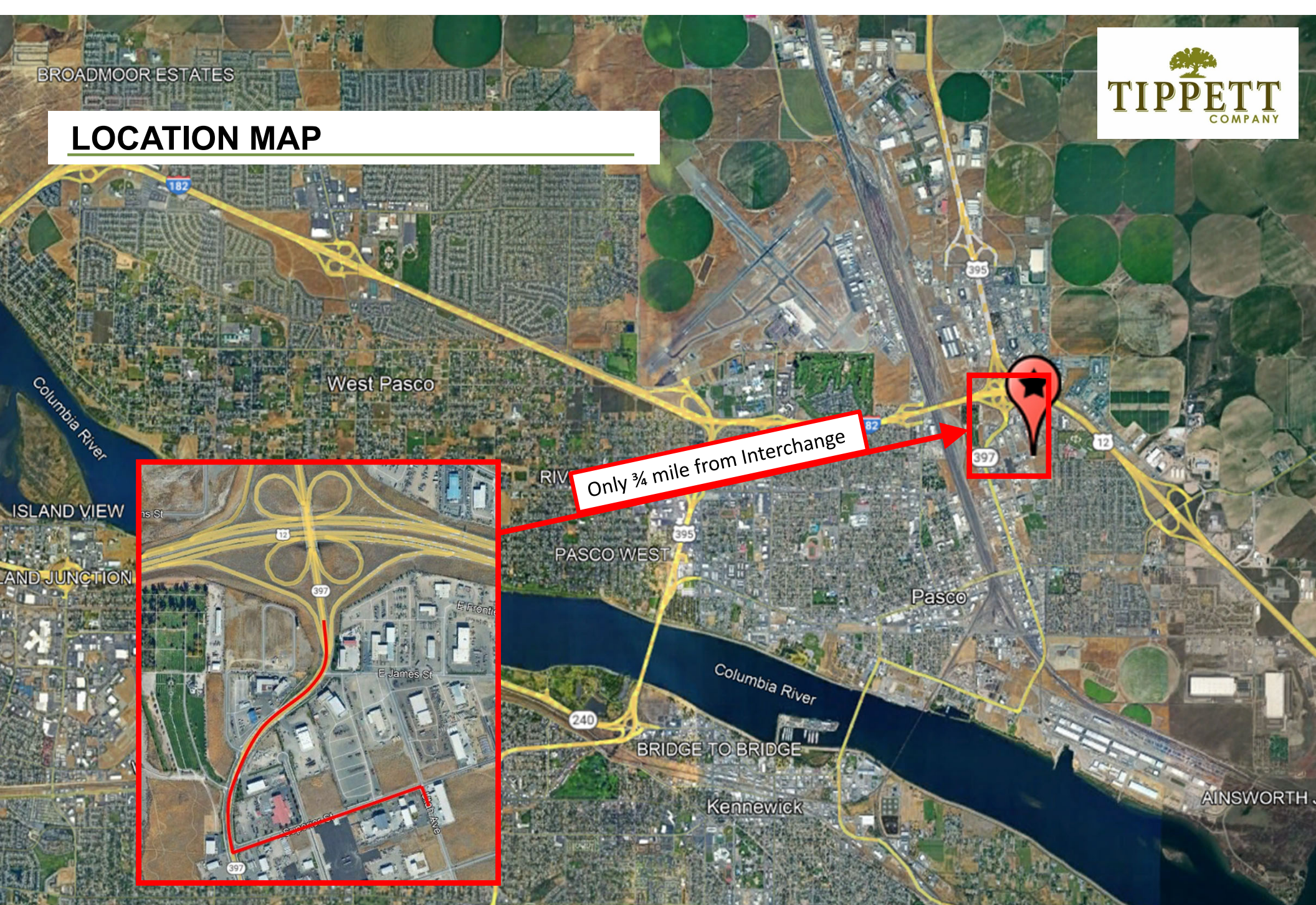
<https://www.portofpasco.org/>

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

BROADMOOR ESTATES



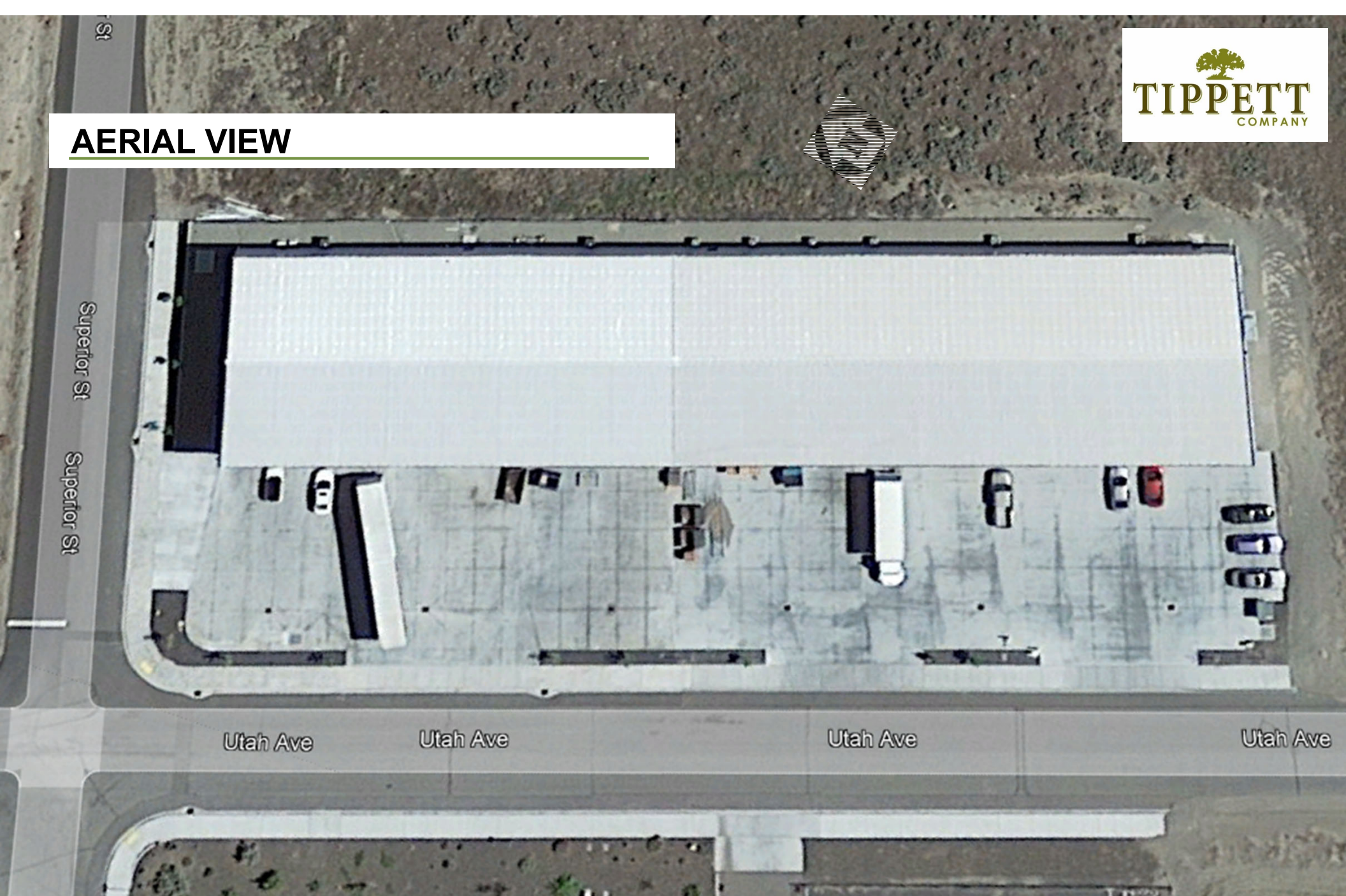
LOCATION MAP



Only $\frac{3}{4}$ mile from Interchange

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AERIAL VIEW



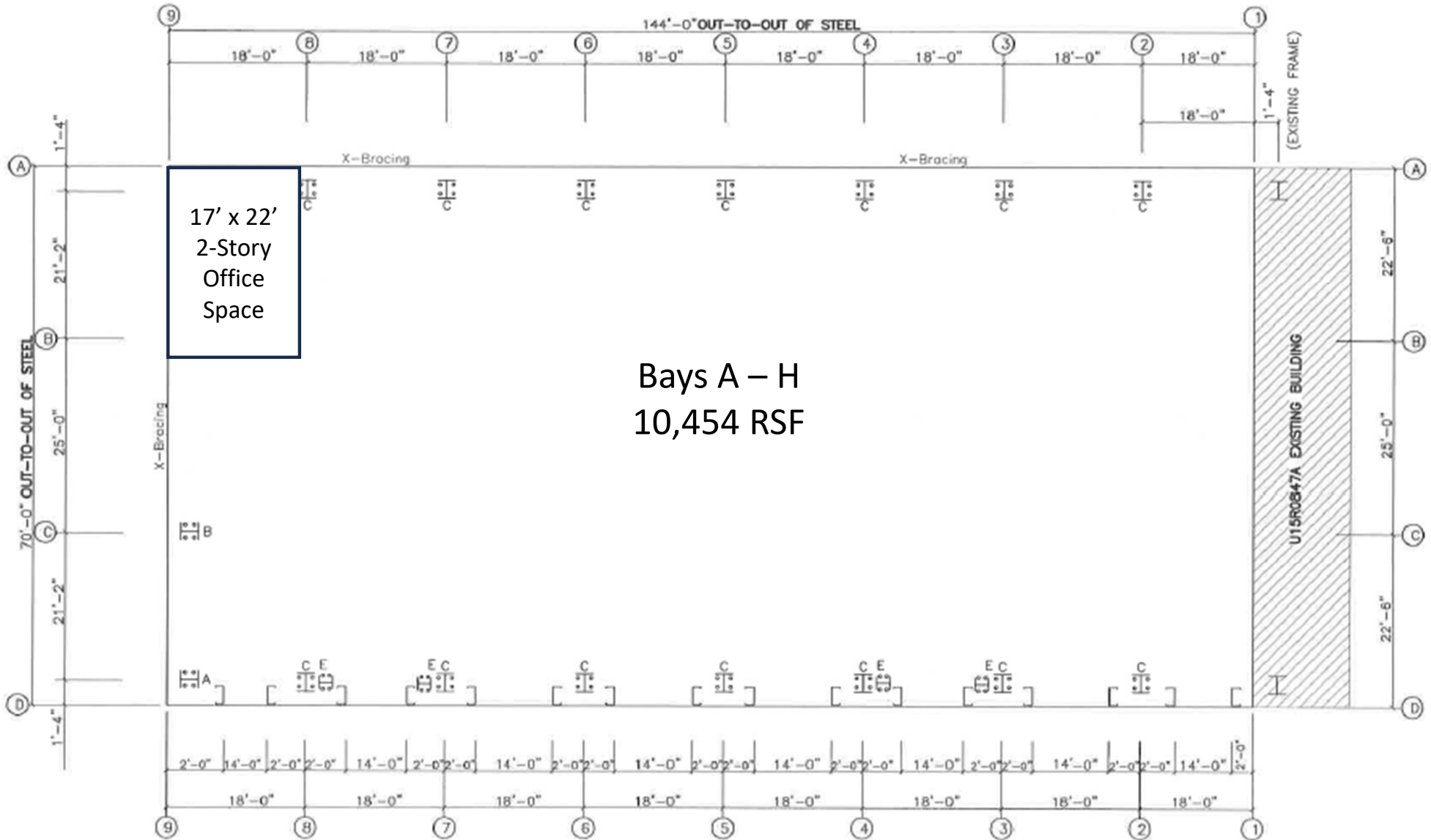
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AREA BUSINESSES



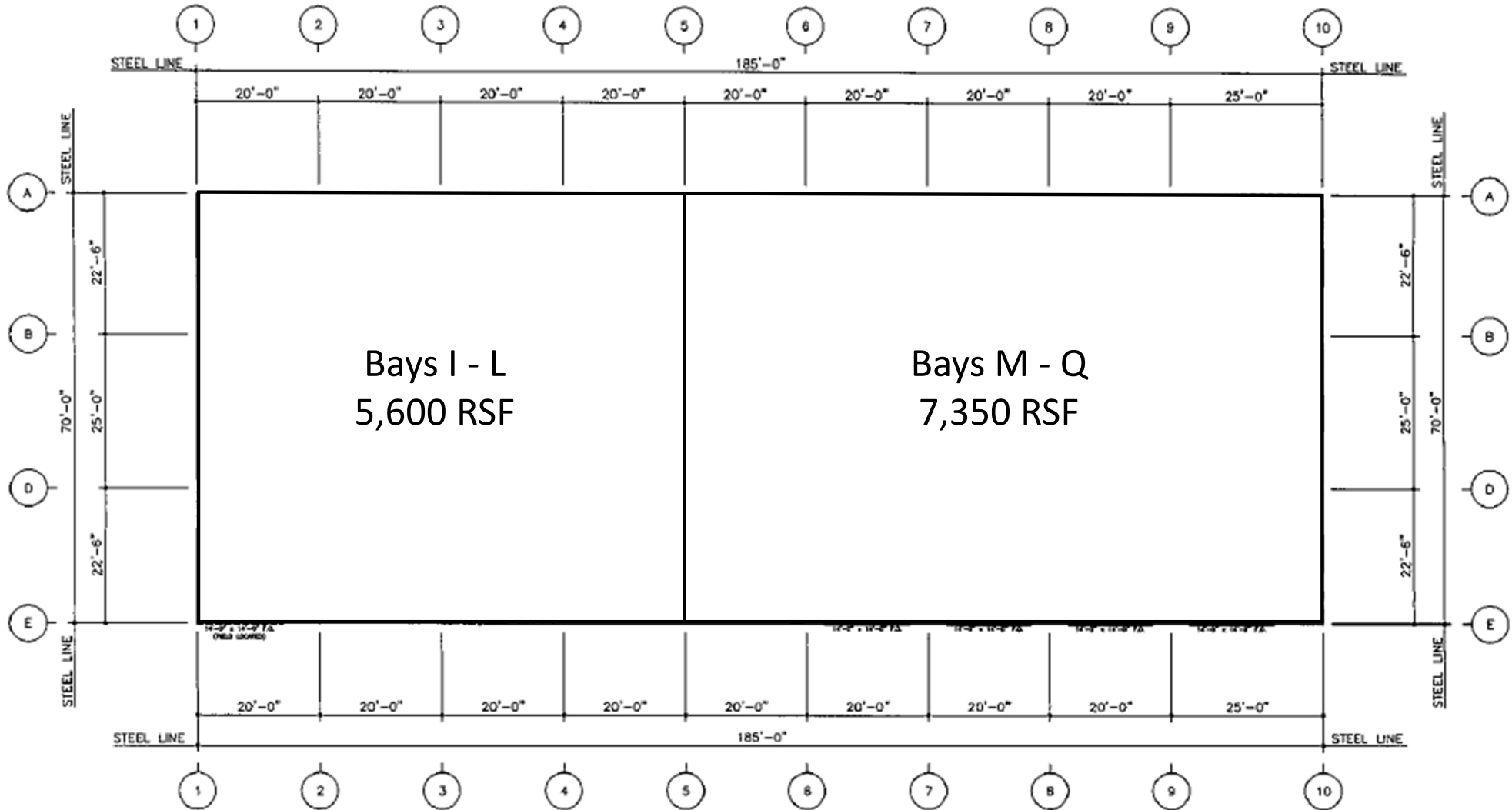
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FLOOR PLANS



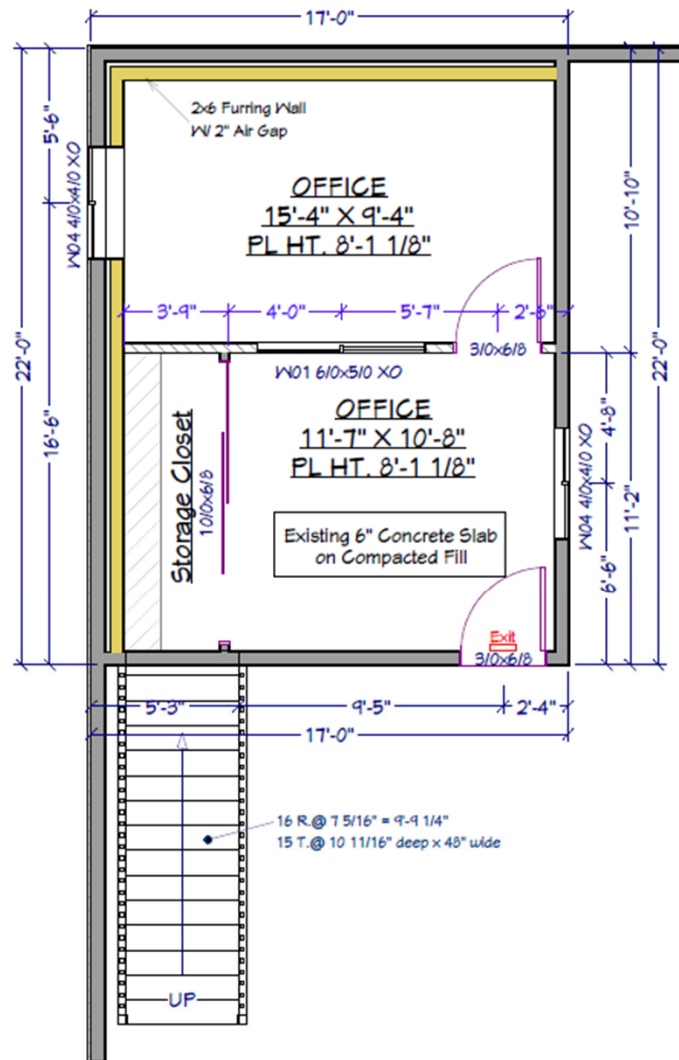
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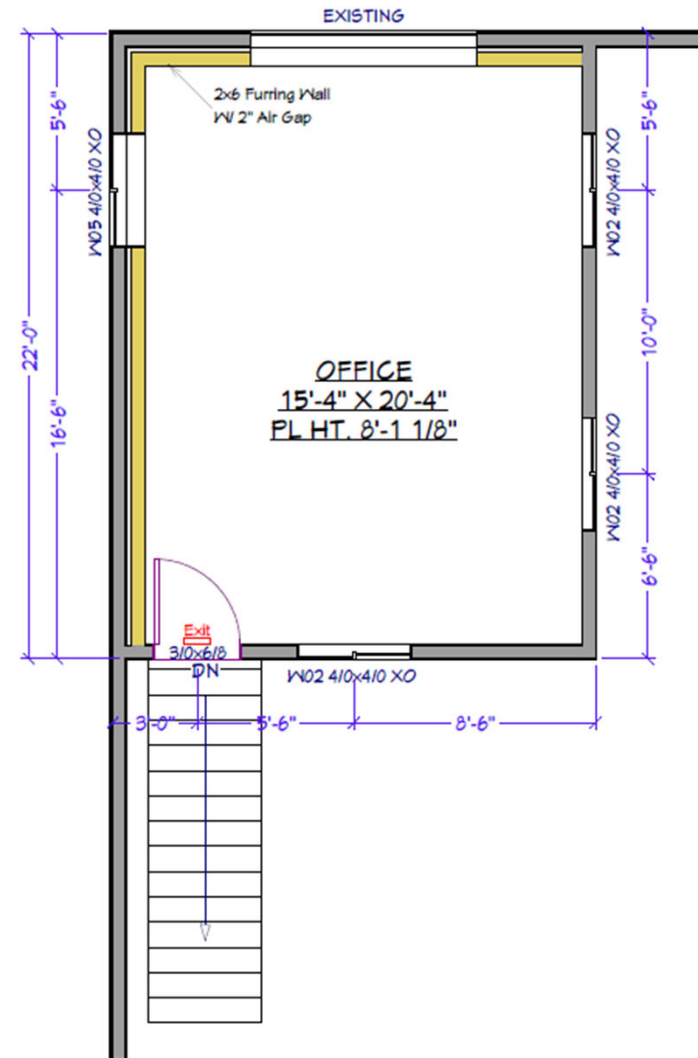


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FLOOR PLANS



1ST FLOOR PLAN



2ND FLOOR PLAN