TBD N Wyoming Ave

Pasco, WA
MLS #267989

Contact

Kirt Shaffer | 509.521.9183
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SUMMARY

Within a ½ mile from interchange of Hwy 397 / Hwy 12 / and I-82. Offering easy access to all points North, South, East and West.

Construction of streets and street frontage on South and West sides will be completed for this lot.

Multiple configurations of Office/Warehouse space currently available.

Note: Current aerial mapping does not reflect all of the recent and current development in this area.

FOR LEASE

Warehouse (4,687 – 20,625)	$1.00/SF
Office (size negotiable)	$1.55/SF
NNN (2023 estimated)	$0.10/SF

Total building size	22,125 SF
Total Lot size	61,016 SF (1.40 acres)

ADDRESS

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TAX PARCEL

113-474-018

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ZONING

Zoned: C-3 Commercial General

UTILITIES

Electrical: Franklin County PUD

Gas: Cascade Natural Gas

Water: City of Pasco – Included in NNN Charges

Septic: Included in NNN Charges

BUILDING SPECIFICATIONS

Power:	3-Phase
Grade Level Doors:	14’ x 14’
Space:	Clear Span with 20’ eave heights

CONTACT

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LINKS

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

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

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LOCATION MAP

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AERIAL VIEW

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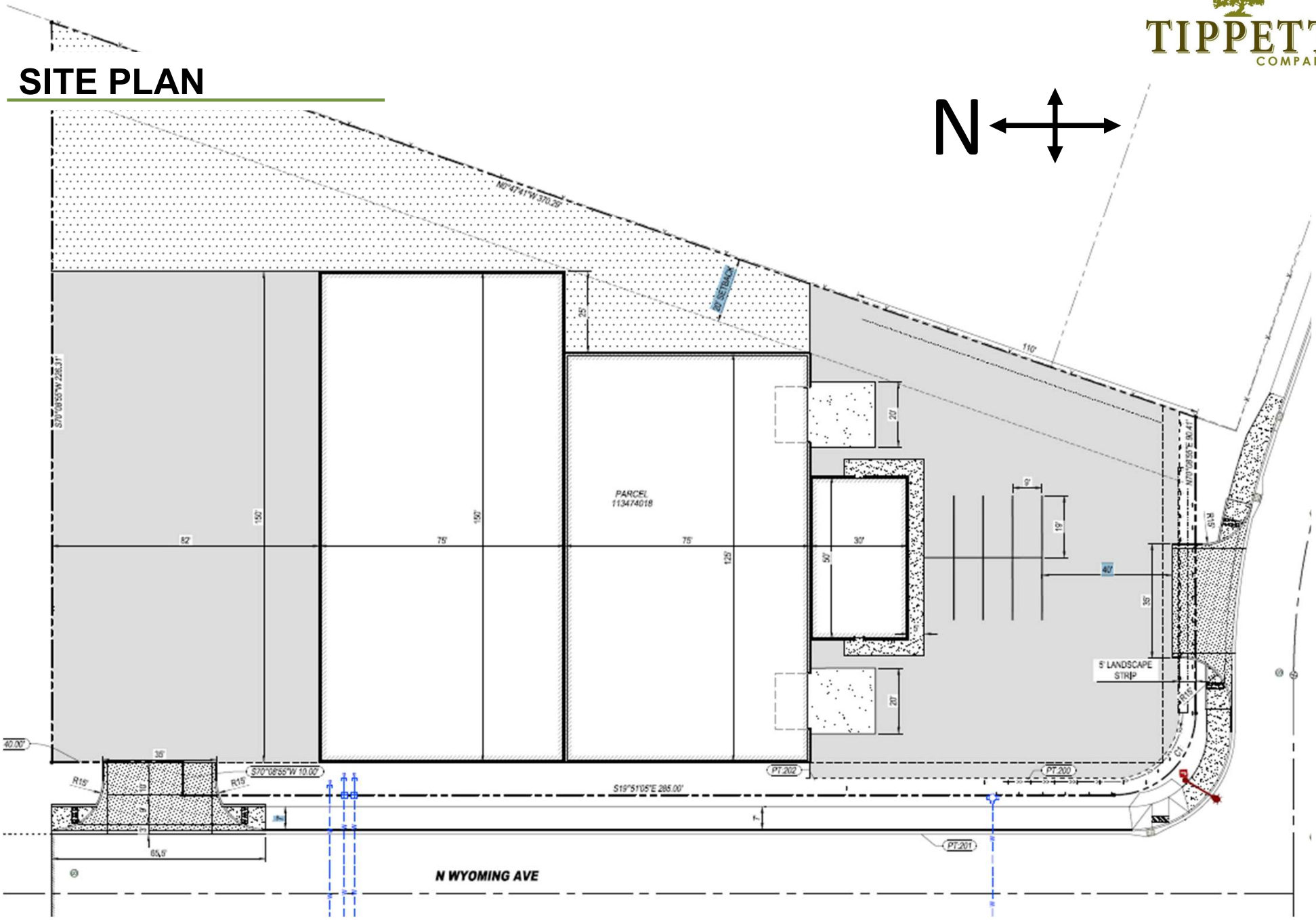
SITE PLAN



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