TIPPETT
COMPANY

SUBJECT PROPERTY

# Single or Dual Tenant Warehouse/Office

TBD N California Ave, Pasco/Franklin County
MLS# 270523

Contact

Kirt Shaffer | 509.521.9183
kirt@tippettcompany.com

## SUMMARY

Located 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.

## NNN Lease

| | |
|---|---|
| Warehouse (up to 22,000 SF) | $1.05/SF |
| Office (size negotiable) | $1.60/SF |
| NNN (2023 estimated) | $0.11/SF |
| | |
| Total building size | 22,000 SF |
| Total Lot size | 2.49 AC |

## ADDRESS

TBD N California Ave, Pasco, WA 99301

## TAX PARCEL NO.

Franklin Co. 113-484-114

## ZONING

Zoned: C-3 Commercial General

## UTILITIES

Electrical: Franklin County PUD

Gas: Cascade Natural Gas

Water/Sewer: City of Pasco

## BUILDING SPECIFICATIONS

Power:                                    3-Phase

Grade Level Doors:               14' x 14'

Space:              Clear Span with 20' eave heights

## CONTACT

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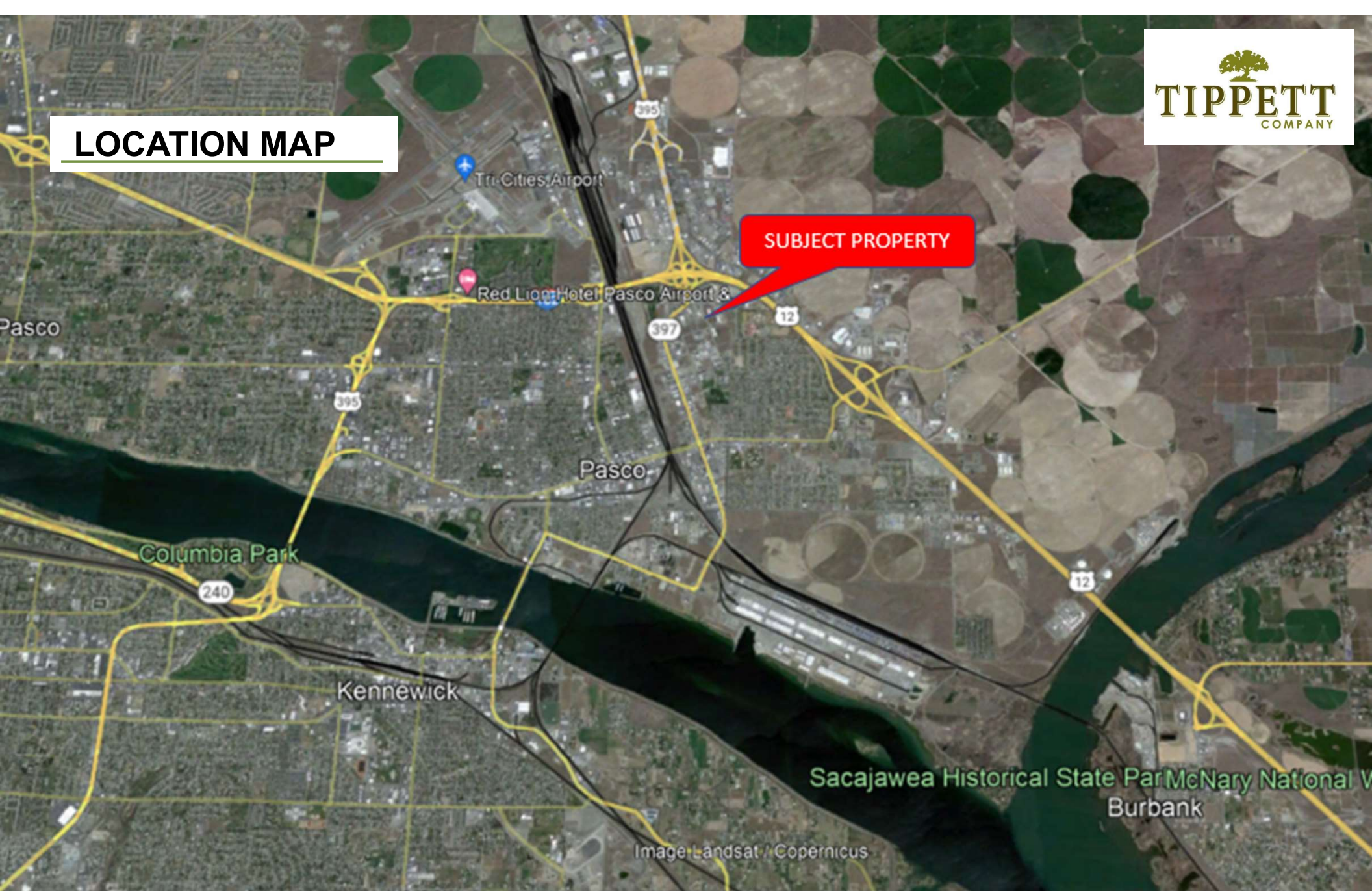2815 St, Andrews Loop, Suite F
Pasco, WA 99301

## LINKS

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

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

# LOCATION MAP

SUBJECT PROPERTY

**AERIAL VIEW**

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N CALIFORNIA AVE

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