



## Single or Dual Tenant Warehouse/Office

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

Contact

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## **SUMMARY**

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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**

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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**

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TBD N California Ave, Pasco, WA 99301

## **TAX PARCEL NO.**

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Franklin Co. 113-484-114



## ZONING

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Zoned: C-3 Commercial General

## UTILITIES

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Electrical: Franklin County PUD

Gas: Cascade Natural Gas

Water/Sewer: City of Pasco

## BUILDING SPECIFICATIONS

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Power: 3-Phase

Grade Level Doors: 14' x 14'

Space: Clear Span with 20' eave heights

## CONTACT

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## LINKS

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Municipal

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

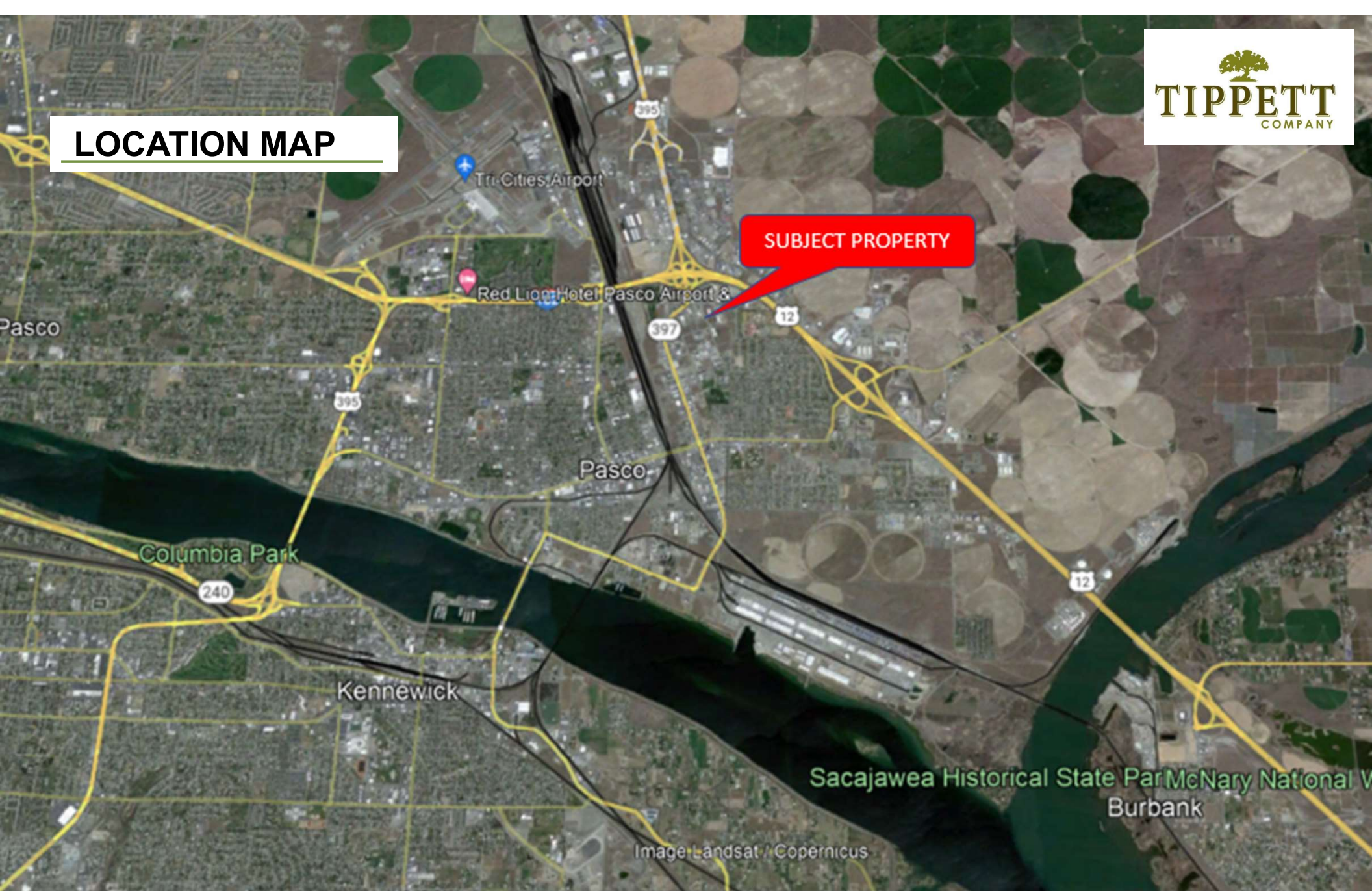
<https://www.franklincountywa.gov/>

Economic Development

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

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

## LOCATION MAP



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**AERIAL VIEW**



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