

# LARGE INDUSTRIAL TRACTS FOR SALE

PASCO, WA MLS# 266482, #274705 & #274707 Contact

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## **CAPITOL AVENUE INDUSTRIAL CENTER**

Light industrial tracts located in the City of Pasco, Washington.

The City of Pasco has experienced significant industrial growth in the last 5 years with Amazon, Dairygold, Reser's Fine Foods, AutoZone, and Tarragon all choosing Pasco to locate in.

The site is in an Opportunity Zone.

## SALES PRICE

80 Acre Tract:	\$9,600,000 (\$2.75/PSF)
40 Acre Tract:	\$6,000,000 (\$3.44/PSF)
20 Acre Tract:	\$4,360,000 (\$5.00/PSF)

## CONTACT

Charles Laird: 509.521.5168 (c) <u>charles@tippettcompany.com</u>

Office: 509.545.3355 2815 St Andrews Loop, Suite F Pasco, WA 99301

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## ZONING

L1 – Light Industrial

## UTILITIES

Sewer – City of Pasco Water – City of Pasco Natural Gas – Cascade Natural Gas Power – Franklin PUD

### TAX PARCEL

113-130-415

### WATER RIGHTS

No water rights under superseding groundwater permit no. G3-0103 are included in the sales price.

#### Farm Lease

The property is subject to a farm lease, cancellable under certain conditions.

#### Well Facility / Pivot

Not included in the sales price.

## LINKS

Municipal https://www.pasco-wa.gov// Economic Development https://www.tridec.org/ https://www.tricitiesbusinessnews.com/ Recreation https://www.visittri-cities.com/events/ Opportunity Zone https://opportunityzones.hud.gov/resources/map

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