

LARGE INDUSTRIAL TRACTS FOR SALE

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

Charles Laird | 509.521.5168 charles@tippettcompany.com



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

No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently verifying all presented information.



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

No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently verifying all presented information.









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

No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently verifying all presented information.