



Dual Tenant Warehouse/Office

1237 N. California Ave, Pasco, WA/Franklin County
MLS# 270523

Contact

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SUMMARY

This offering is for one half of a two tenant light industrial building.

Building is currently under construction and will be available for occupancy in March 2025.

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 9,600 SF)	\$1.05/SF
Office (1,400 SF)	\$1.60/SF
NNN (2024 estimated)	\$0.11/SF
Total building size	22,000 SF
Total Lot size	2.49 AC

ADDRESS

1237 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

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LINKS

Municipal

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

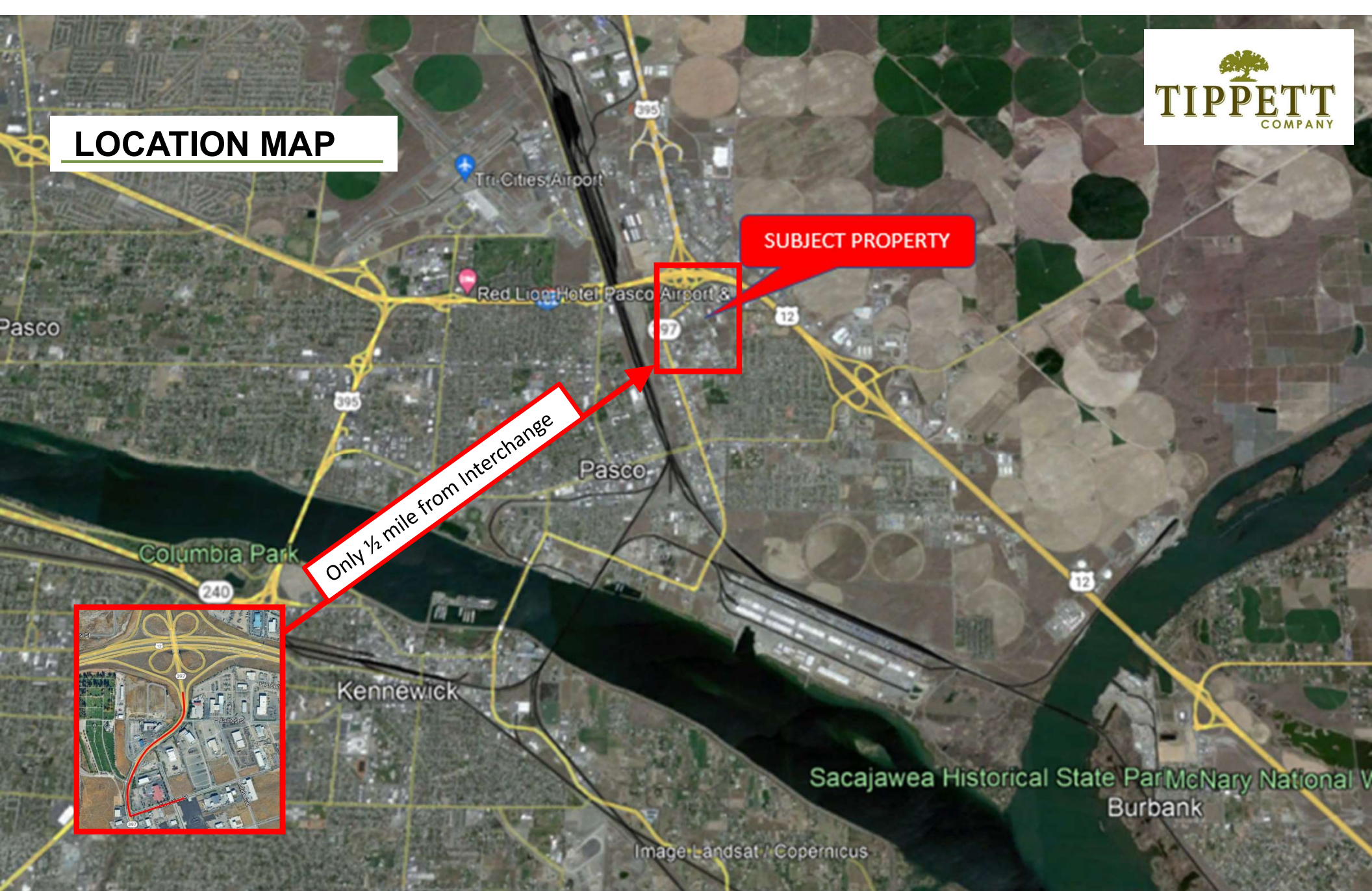
<https://www.franklincountywa.gov/>

Economic Development

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

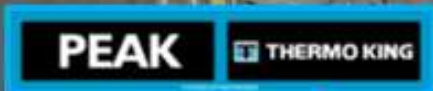
<https://www.tridec.org/>

LOCATION 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.

AREA BUSINESSES



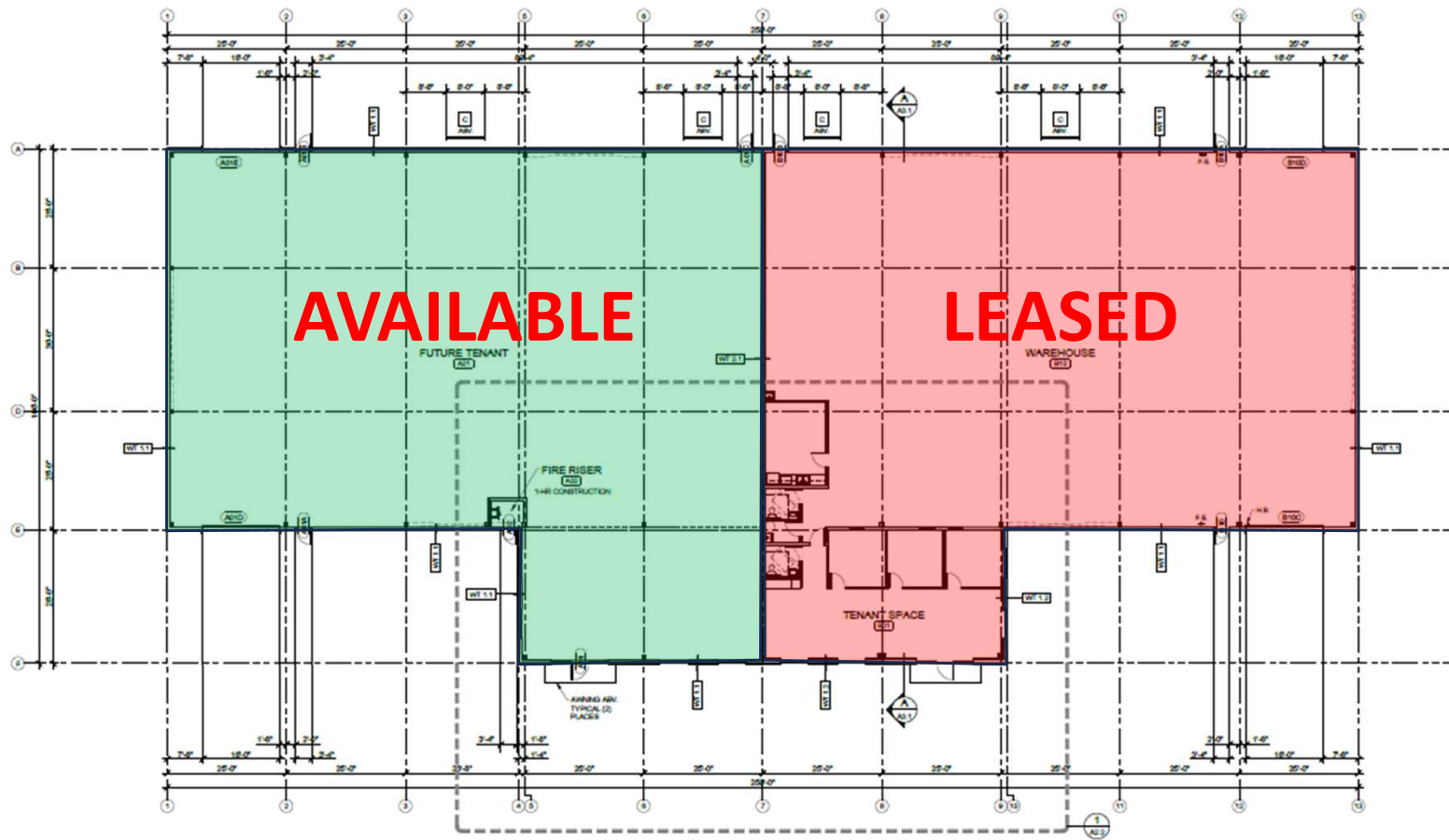
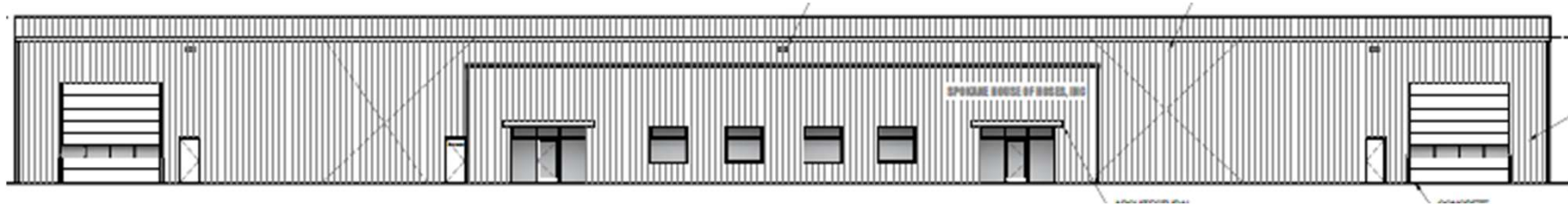
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AERIAL VIEW



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FLOOR PLANS



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