



2201 N Commercial Ave, Ste 130 & 140

Pasco, WA
MLS 286352 & 286354

Contact

Kirt Shaffer | 509.521.9183
kirt@tippettcompany.com

SUMMARY

This newly constructed multi-tenant building is strategically located within the Columbia East Business Park (CEBP).

There are a multitude of businesses located in the CEBP offering great synergy and creating a tremendous amount of potential client traffic.

This location boasts easy freeway access offering efficient travel within the Tri-Cities and all points east, west, north and south.

This space offers a great mix of flex space of both shop/warehouse and office.

Lease rate includes office and restroom build out.

PRICE

\$1.35/RSF + MG

Suite 130 – 1,500 RSF

Suite 140 – 1,500 RSF

ADDRESS

2201 N Commercial Ave
Pasco, WA 99301

TAX PARCEL

Franklin County Parcel No. 113-520-304

CONTACT

Kirt Shaffer
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ZONING

IL – Light Industrial District

UTILITIES

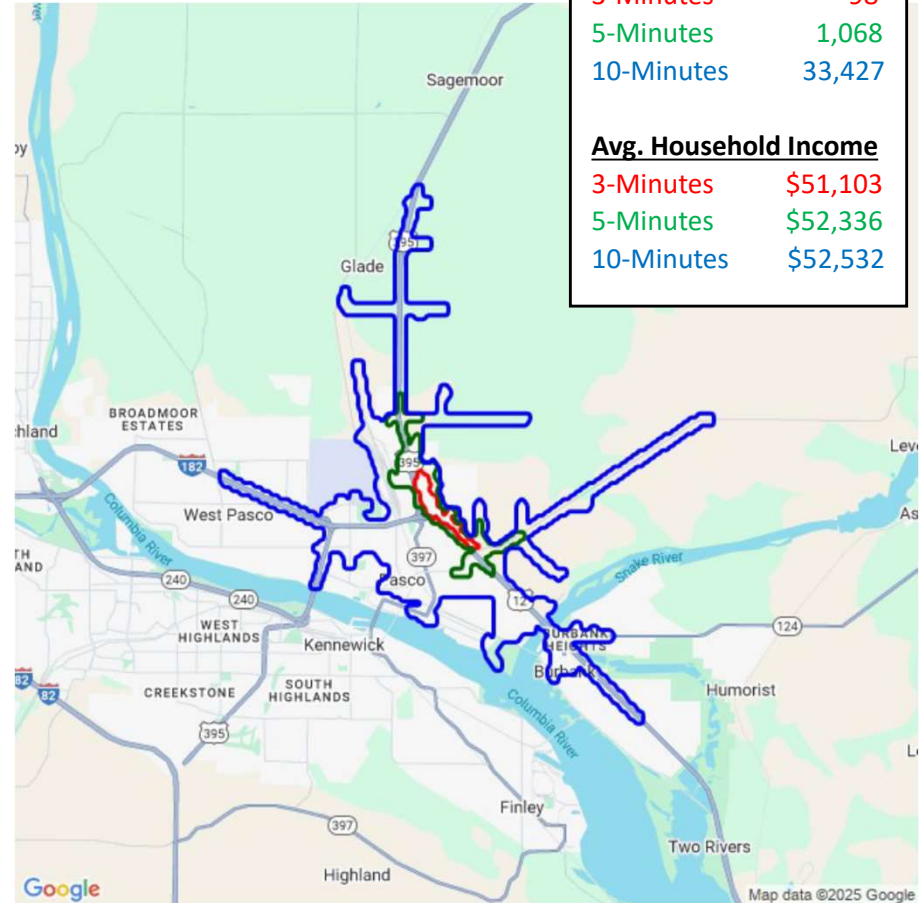
Power: Franklin PUD
(3-Phase 120/208 V 200 Amps)
Water: City of Pasco
Sewer: City of Pasco
Gas: Cascade Natural Gas
Internet: Multiple Providers available

LINKS

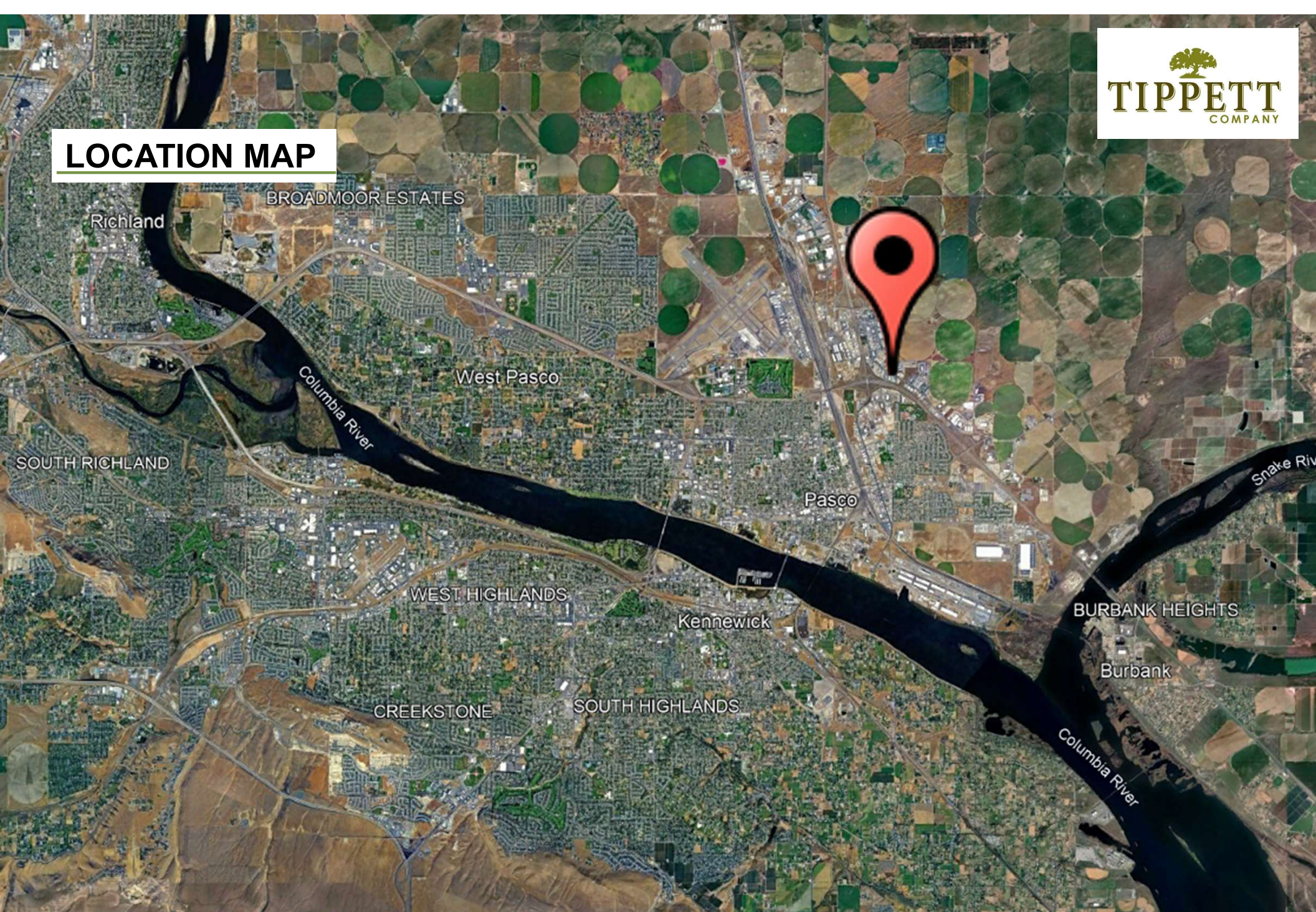
Municipal
<https://www.pasco-wa.gov/>
<https://www.franklincountywa.gov/>

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

DEMOGRAPHICS (list source here)

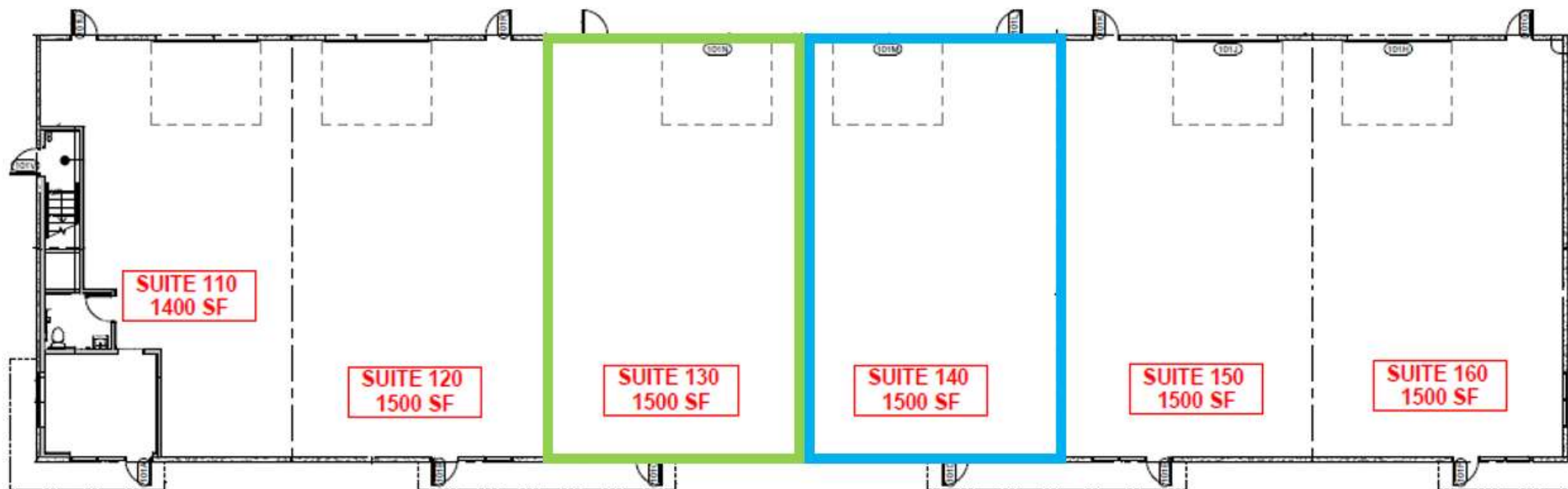


LOCATION MAP



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.

FLOOR PLAN



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AERIAL VIEW

113400329

113400338
2205 N
COMMERCIAL AVE

113520304
2201 N
COMMERCIAL AVE

113520303
2145 N
COMMERCIAL AVE

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UTILITIES & EASEMENTS

LEGEND

Water	—
Sewer	—
Storm	—
Easements	—

Cascade Natural Gas



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DEMOGRAPHICS (CBA)

CITY, STATE

Pasco, WA

POPULATION

45,704

AVG. HH SIZE

3.09

MEDIAN HH INCOME

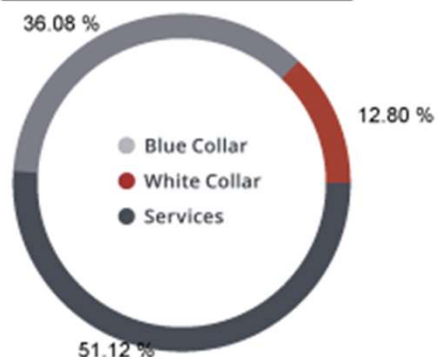
\$45,952

HOME OWNERSHIP

Renters: **5,802**

Owners: **6,954**

EMPLOYMENT



39.01 %
Employed

1.91 %
Unemployed

EDUCATION

High School Grad: **20.91 %**

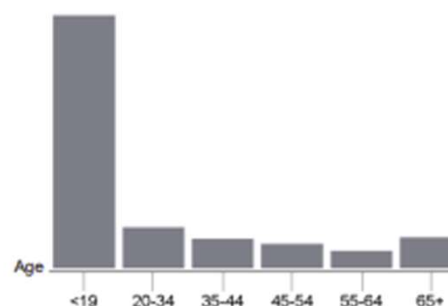
Some College: **18.33 %**

Associates: **7.82 %**

Bachelors: **13.23 %**

GENDER & AGE

52.23 %  **47.77 %** 



RACE & ETHNICITY

White: **16.07 %**

Asian: **0.06 %**

Native American: **0.14 %**

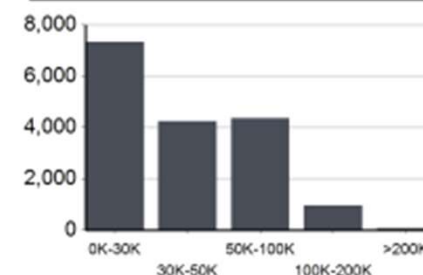
Pacific Islanders: **0.00 %**

African-American: **0.31 %**

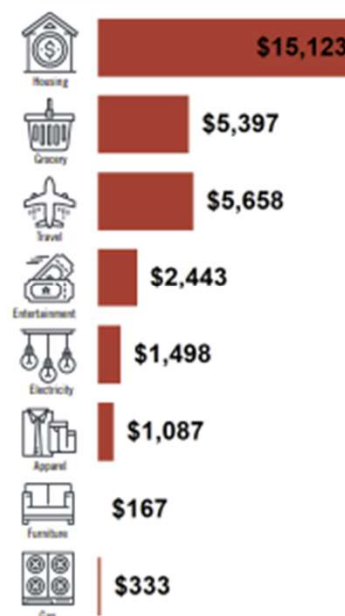
Hispanic: **47.49 %**

Two or More Races: **35.93 %**

INCOME BY HOUSEHOLD



HH SPENDING





AREA BUSINESSES



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PHOTOS (Exterior)



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PHOTOS (Interior)



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