

# Warehouse 6 Bay 4



**BPIC • 3599 E Ainsworth Ave • Pasco, WA 99301 • [portofpasco.org](http://portofpasco.org)**



## PROPERTY DESCRIPTION

Our cost-efficient warehouses provide a variety of features that create flexibility in meeting customer demands. Each of the 8 warehouse buildings total 172,800 sf (180' x 960') and are divided into four bays, each bay measuring 43,200 sf (180' x 240'). Ceiling height ranges from 14' to 20' in the center of the bay. Warehouse 6, Bay 4 offers a 405 sq. sf office, truck docks and one end ramp allowing drive-in access directly into the bay. It also has 3-phase power to meet most companies' needs.

## HIGHLIGHTS

- ✓ Warehouse Size: 43,200 sq. ft.
- ✓ Office: ~405 sq. ft. (16' x 24')
- ✓ 3-phase power

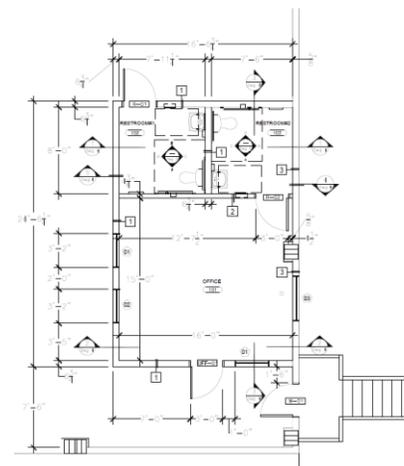
## LEASE RATE INFORMATION

- ✓ Lease type: NNN
- ✓ Rent: \$.3173/sf/mo.

## WAREHOUSE INCENTIVES AVAILABLE

- ✓ Ramped rent for startups
- ✓ One-month FREE rent for new tenants
- ✓ Discounts for long-term leases
- ✓ Tenant improvement allowances
- ✓ 7-6-5 Broker Incentives

## OFFICE FLOOR PLAN:



 1 OFFICE FLOOR PLAN  
SCALE

# BIG PASCO INDUSTRIAL CENTER



## INTRODUCTION

Big Pasco Industrial Center (BPIC) is located along the Columbia River, centrally located for distribution in the Pacific Northwest. BPIC is a 380-acre facility that serves manufacturing, warehousing, fruit and vegetable packing, assembly, and distribution plants. BPIC includes nearly 2 million square feet of improved buildings, and developable acreage for diverse industrial development, speculative development, and build-to-suit arrangements. Easy access to rail, major highway systems, the Tri-Cities Airport and the Multi-Modal Rail/Barge Terminal within Big Pasco make transportation into and out of the complex convenient and efficient.

## AMENITIES

The diversity of buildings and large warehouses within the center range from heavy frame construction over solid concrete floors to concrete tilt-up buildings and more. These warehouses and buildings can accommodate many kinds of assembly, testing, manufacturing systems and many other industries. Each building is divided into four bays with each bay measuring 43,200 sq ft (180 feet by 240 feet). Some buildings have 12-foot end ramps for easy drive-in access to the end bays. They offer easy access to the Sacajawea Heritage Trail and the Columbia River, so feel free to bike to work and kayak home.

## AVAILABILITY

BPIC has both warehouse space and land available for lease for industrial uses. We can find the ideal space for your business.

### CONTACT

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