

SHOP/WAREHOUSE FOR LEASE

3203 W Marie St

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Pasco, WA 99301

PRESENTED BY:

SCOTT SAUTELL

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WA #109003

PASCO AUTOLPEX



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$11,000.00 per month (MG)
AVAILABLE SF:	13,500 SF
LOT SIZE:	40,000 SF
BUILDING SIZE:	13,500 SF

PROPERTY DESCRIPTION

Shop/Warehouse at the entrance of the Pasco Autoplex for lease. The space was originally built and used as the service department for Simpson Toyota. The shop is 70 feet wide by 120 feet deep. There is a service department entrance, waiting area, parts department, office space on the ground floor as well as a office that overlooks the warehouse. The total square footage is 13,500 sf +/- there are two 16X12 roll up doors accessing the shop 12 foot 6 inches of clear height. There is a wash bay inside the shop with some equipment that can be negotiated in the deal. The parking lot around the shop portion is partially fenced and available to use. Price is \$11,000 per month plus utilities.

PROPERTY HIGHLIGHTS

- Shop/Warehouse in the Pasco Autoplex
- 8,400 sf of shop space
- 13,500 sf total available
- parts department

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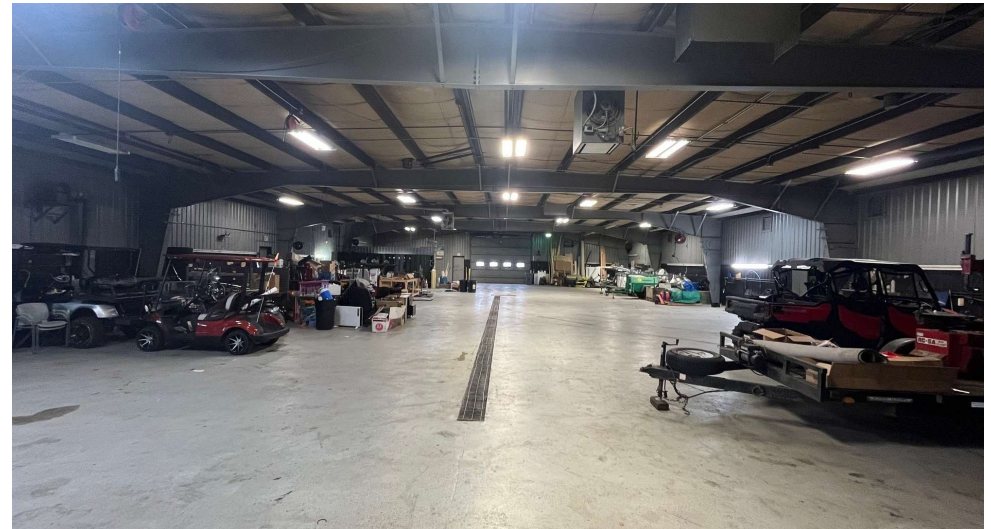
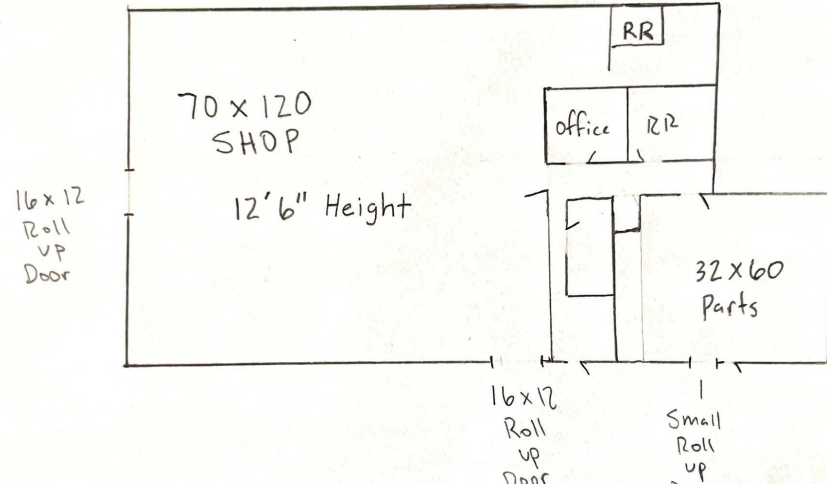
ADDITIONAL PHOTOS



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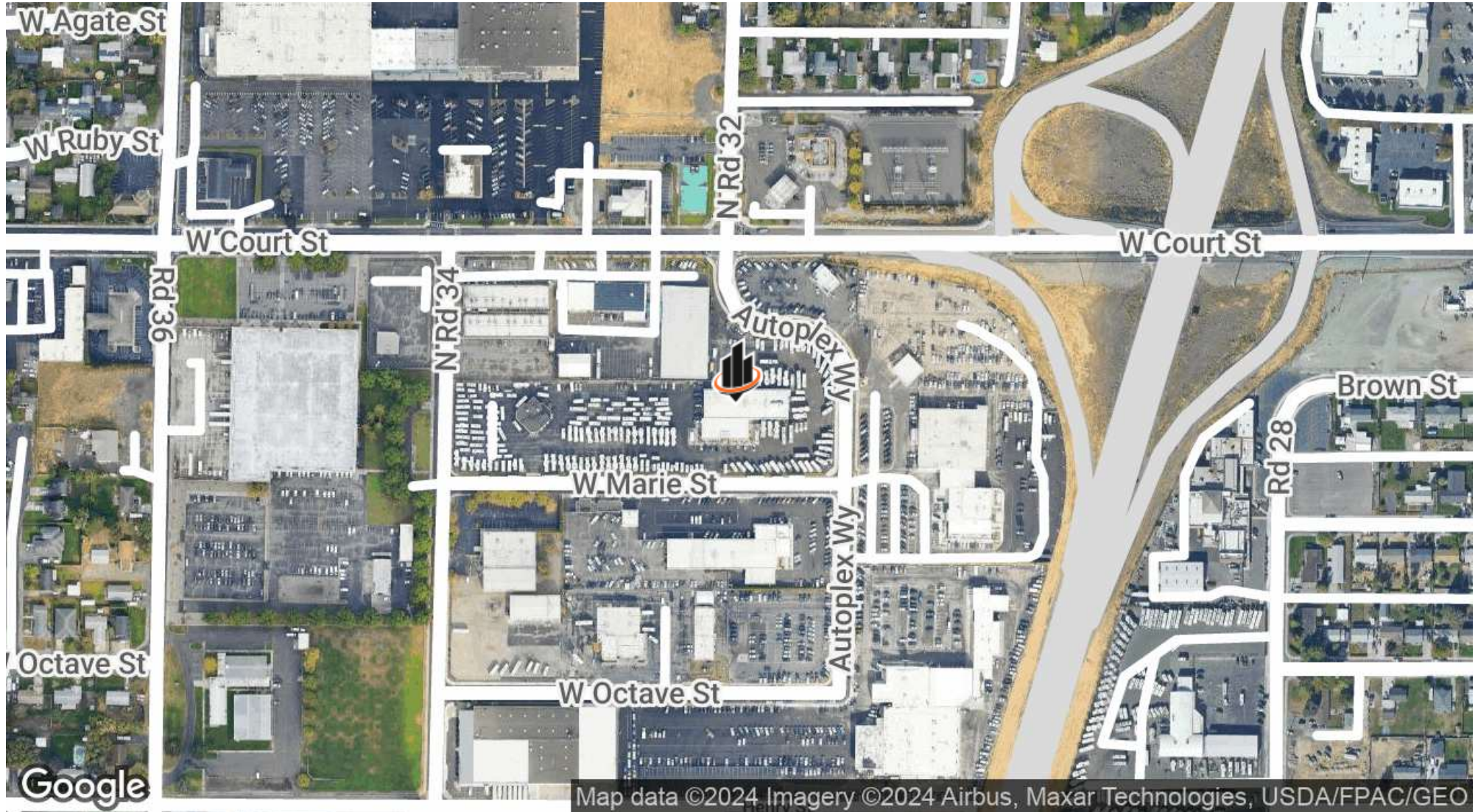
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

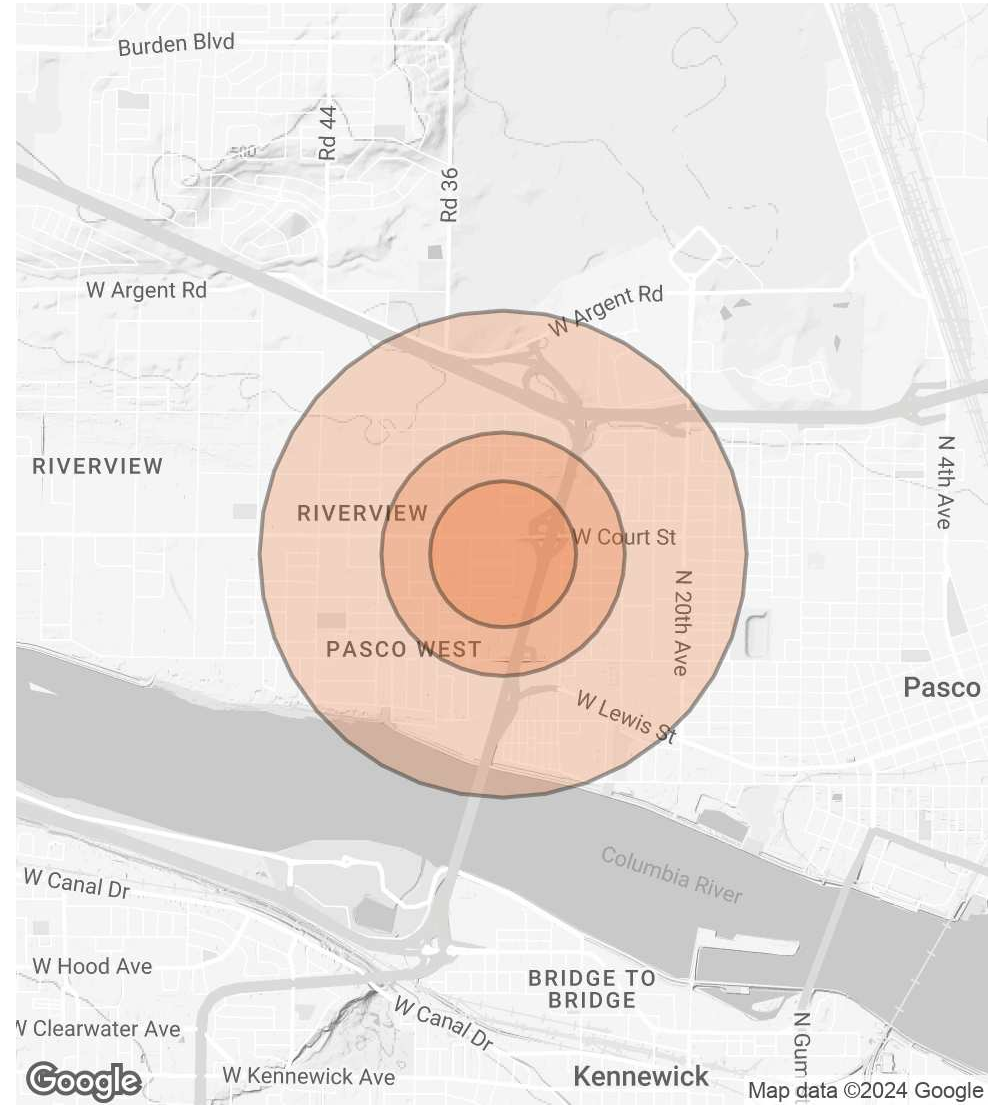
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	670	2,837	12,419
AVERAGE AGE	37	35	35
AVERAGE AGE (MALE)	36	35	34
AVERAGE AGE (FEMALE)	37	36	35

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	222	927	4,027
# OF PERSONS PER HH	3	3.1	3.1
AVERAGE HH INCOME	\$104,060	\$99,557	\$88,450
AVERAGE HOUSE VALUE	\$347,485	\$376,333	\$337,137

Demographics data derived from AlphaMap



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