



17 Bay Warehouse

1101 N Utah Ave, Ste A-Q, Pasco, WA 99301
MLS 279613

Contact

Kirt Shaffer | 509.521.9183
kirt@tippettcompany.com

SUMMARY

Building has 17 14' x 14' grade level doors offering a tremendous amount of flexibility in the use of this building.

Building is 20' clear span.

Currently building has ± 748 of office space. Landlord is willing to build out more office space if needed.

The building is located two blocks off a main traffic arterial and a 3/4 mile from a major highway interchange allowing easy access to all directions of travel.

**Offering subject to Landlord terminating current tenant's holdover lease.*

TAX PARCEL

Franklin County Parcel # 113-473-085

PRICE

\$1.05/SF + NNN – Warehouse RSF
\$1.65/SF + NNN – Office RSF
(2025 Estimated NNN = \$0.12/RSF)

Total Building = 23,404 RSF
Bays A-H = 10,454 RSF (748 RSF Office Space)
Bays I-L = 5,600 RSF
Bays M-Q = 7,350 RSF

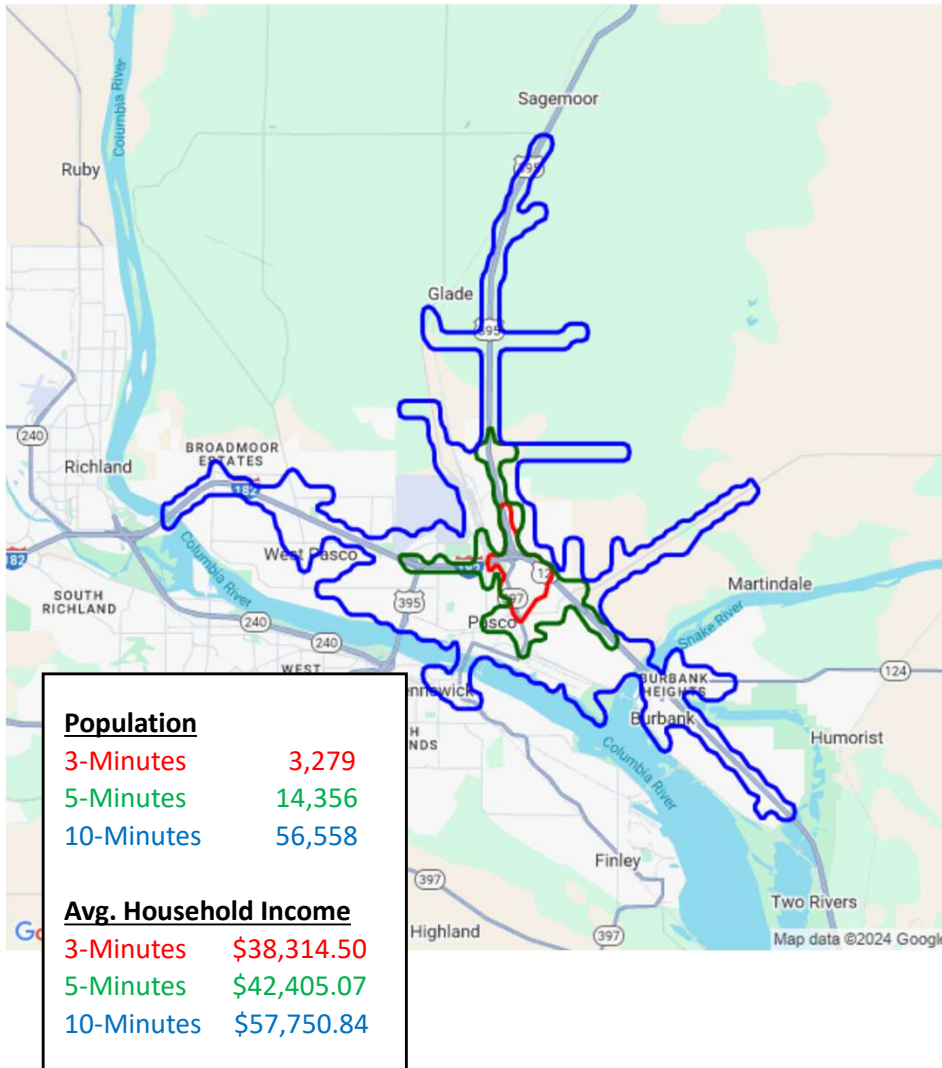
ADDRESS

1101 N Utah Ave, Ste A-Q
Pasco, WA 99301

CONTACT

Kirt Shaffer
Office 509.545.3355
Mobile 509.521.9183
kirt@tippettcompany.com
2815 St, Andrews Loop, Suite F
Pasco, WA 99301

DEMOGRAPHICS



ZONING

C-3 General Business District

UTILITIES

Water: City of Pasco

Sewer: City of Pasco

Power: Franklin PUD

LINKS

Municipal

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

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

Economic Development

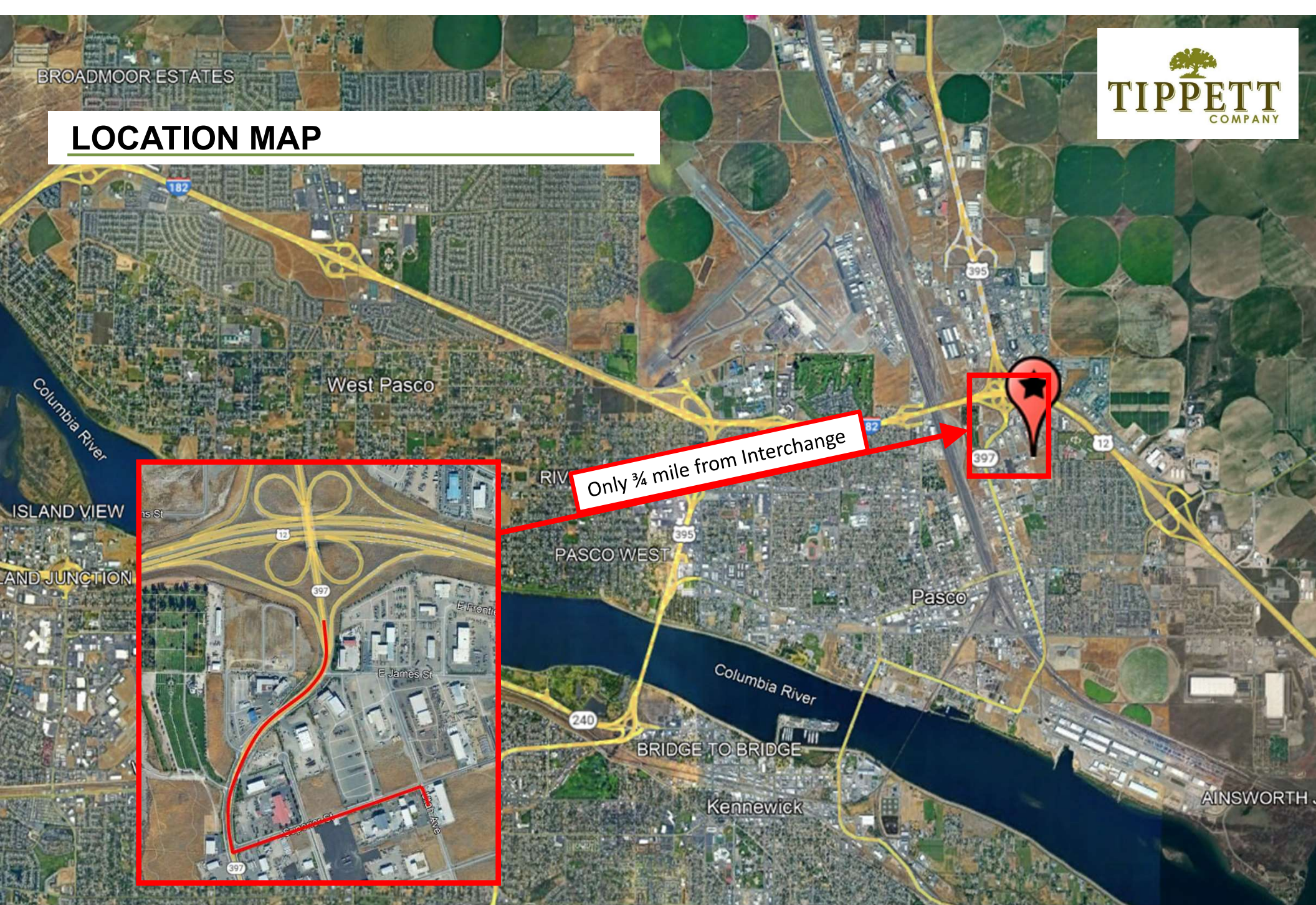
<https://www.portofpasco.org/>

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

BROADMOOR ESTATES



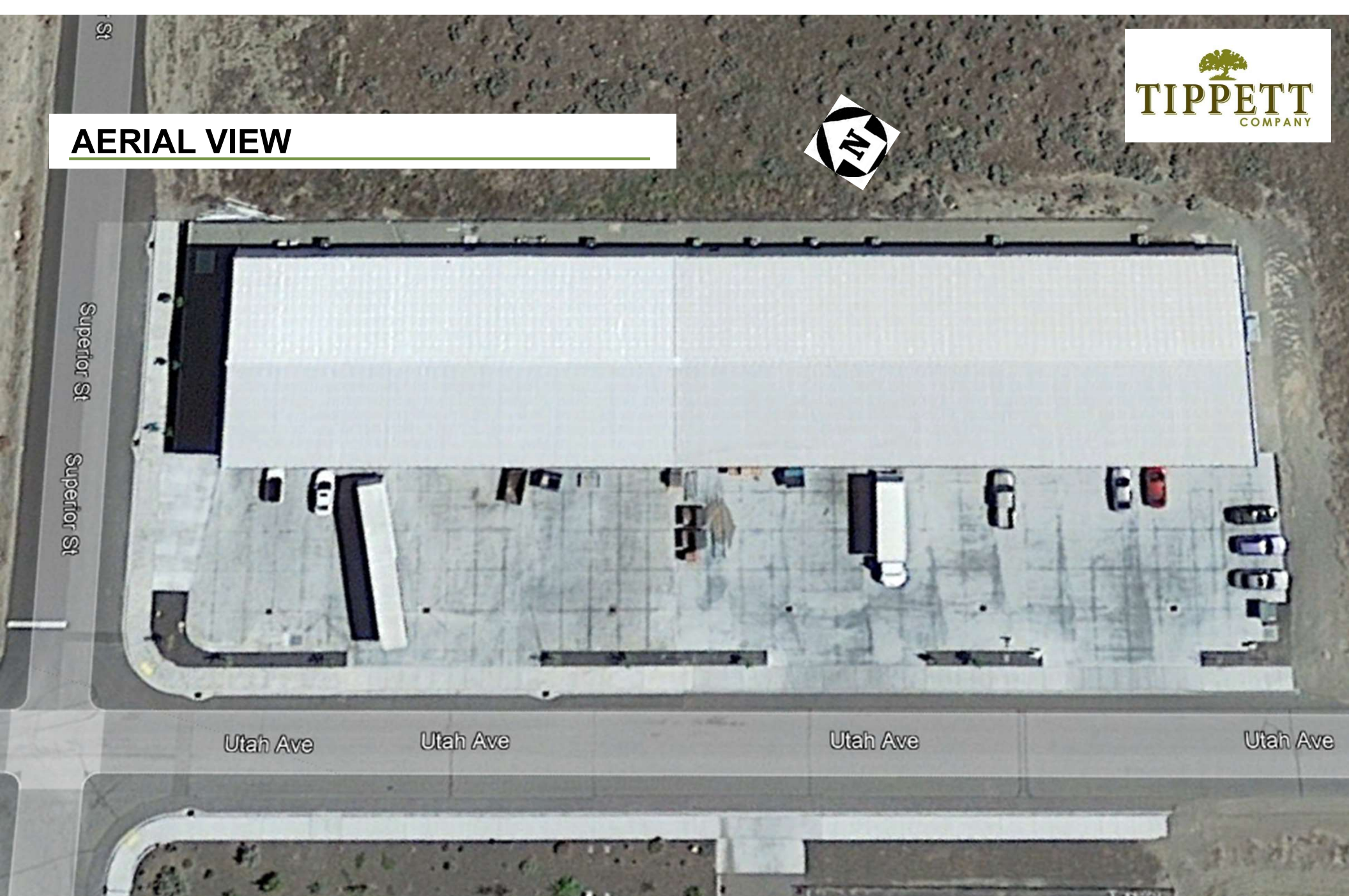
LOCATION MAP



Only $\frac{3}{4}$ mile from Interchange

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.

AERIAL VIEW



Superior St
Superior St

Utah Ave Utah Ave Utah Ave Utah Ave

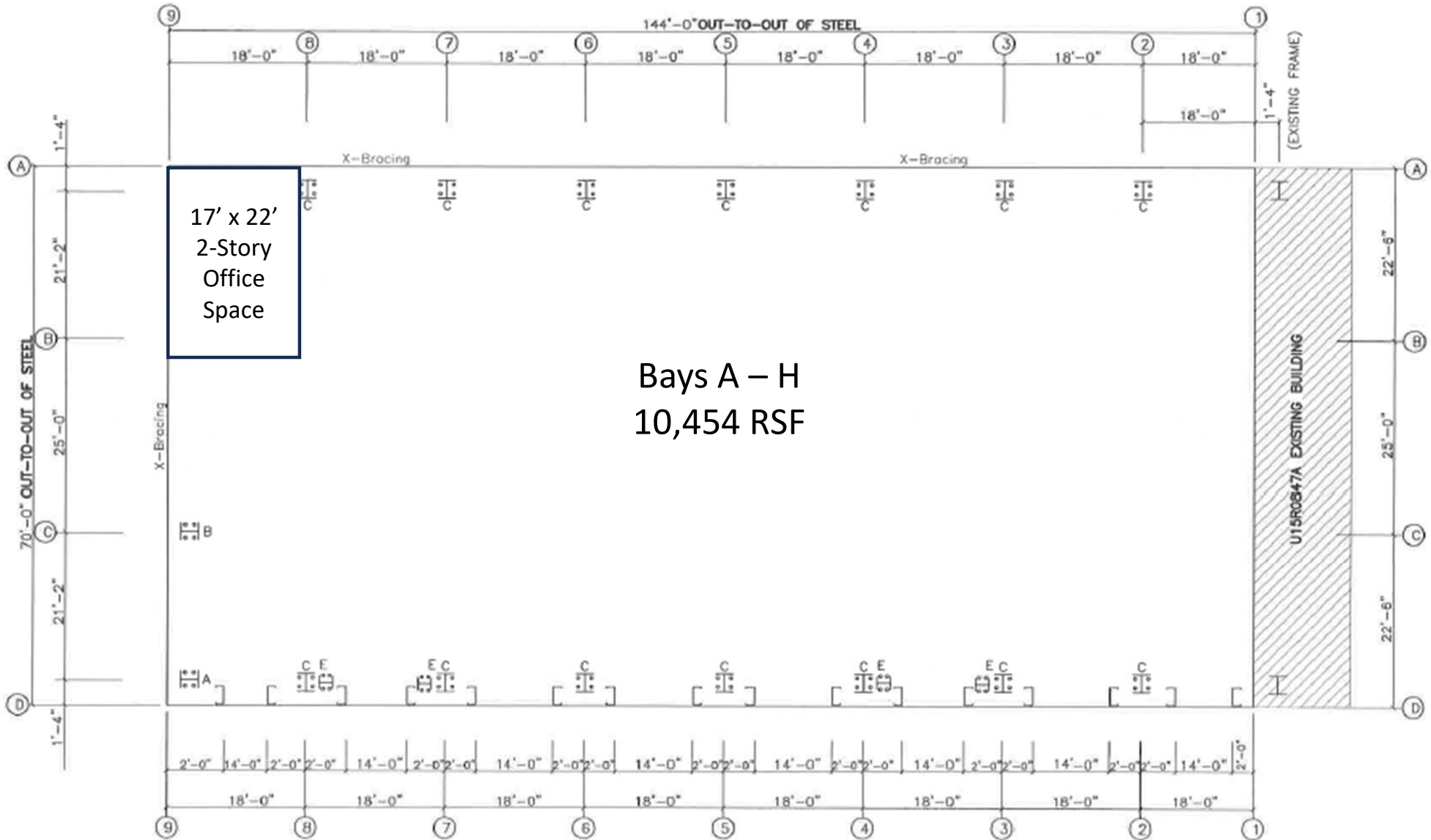
No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently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

AREA BUSINESSES



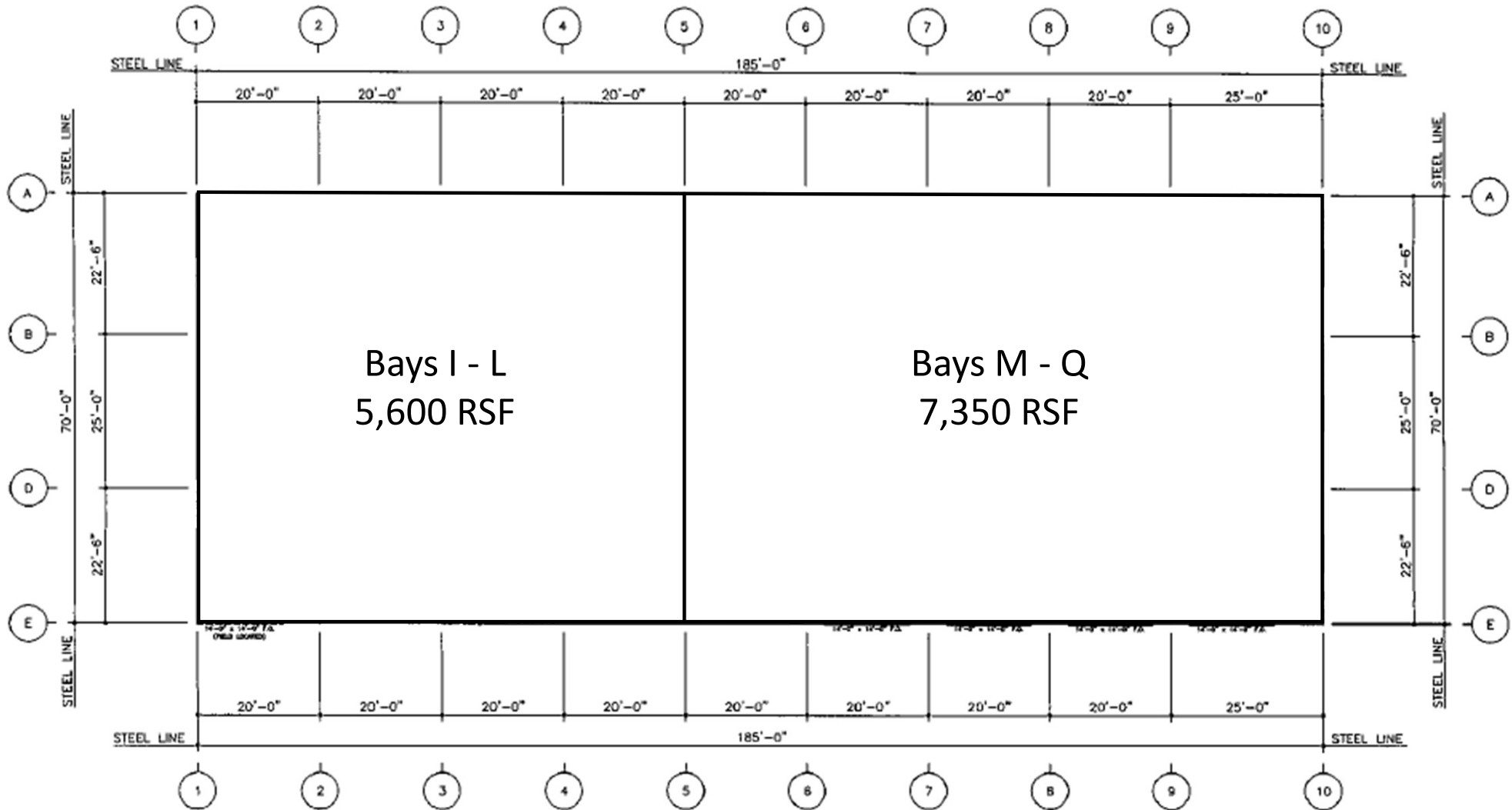
No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently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

FLOOR PLANS



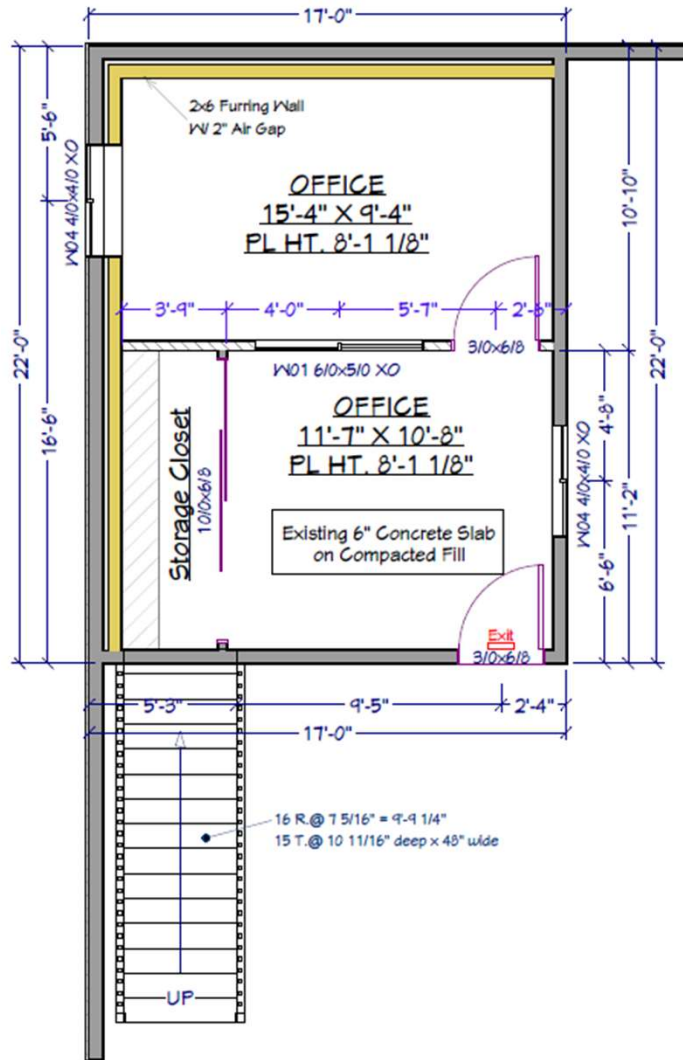
No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently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

FLOOR PLANS

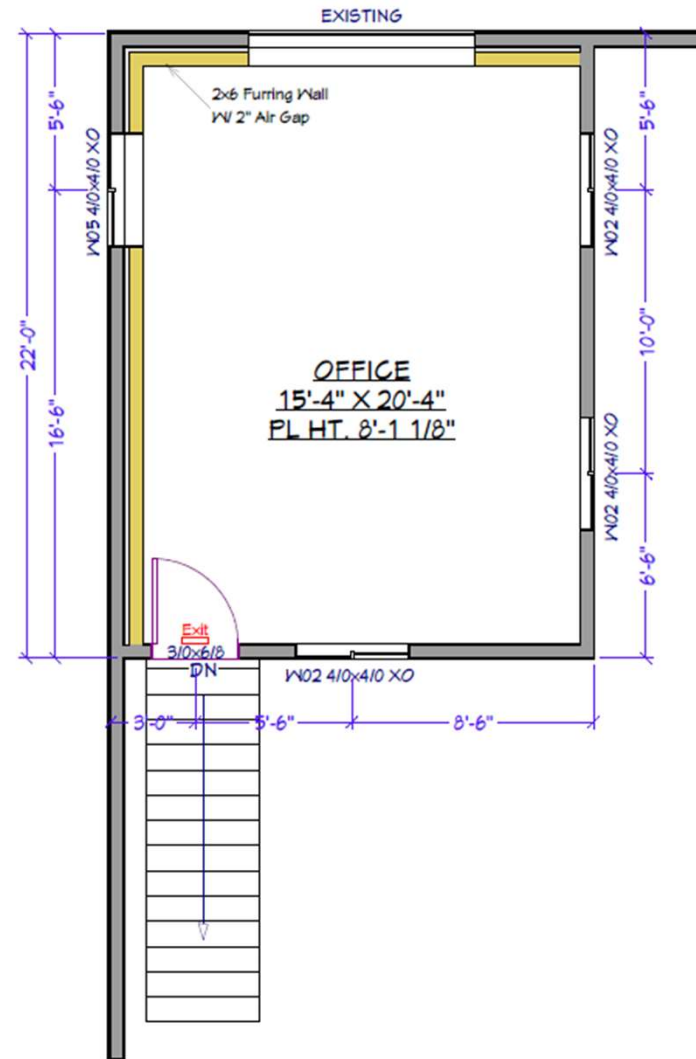


No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently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

FLOOR PLANS – Office Bays A-H



1ST FLOOR PLAN



2ND FLOOR PLAN