



17 Bay Warehouse

1101 N Utah Ave, Ste A-Q, Pasco, WA 99301
MLS 279613 & 287713

Contact

Kirt Shaffer | 509.521.9183
kirt@tippettcompany.com



FOR SALE OR LEASE

Sale Price

\$3,500,000.00

Lease Rates

\$1.05/SF + NNN – Warehouse RSF

\$1.65/SF + NNN – Office RSF

(2025 Estimated NNN = \$0.12/RSF)

BUILDING DETAILS

Size = 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

TAX PARCEL

Franklin County Parcel # 113-473-085

CONTACT

Kirt Shaffer

Office 509.545.3355

Mobile 509.521.9183

kirt@tippettcompany.com

2815 St, Andrews Loop, Suite F
Pasco, WA 99301

PROPERTY DETAILS

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

Building is 20' clear span. Fully sprinklered building

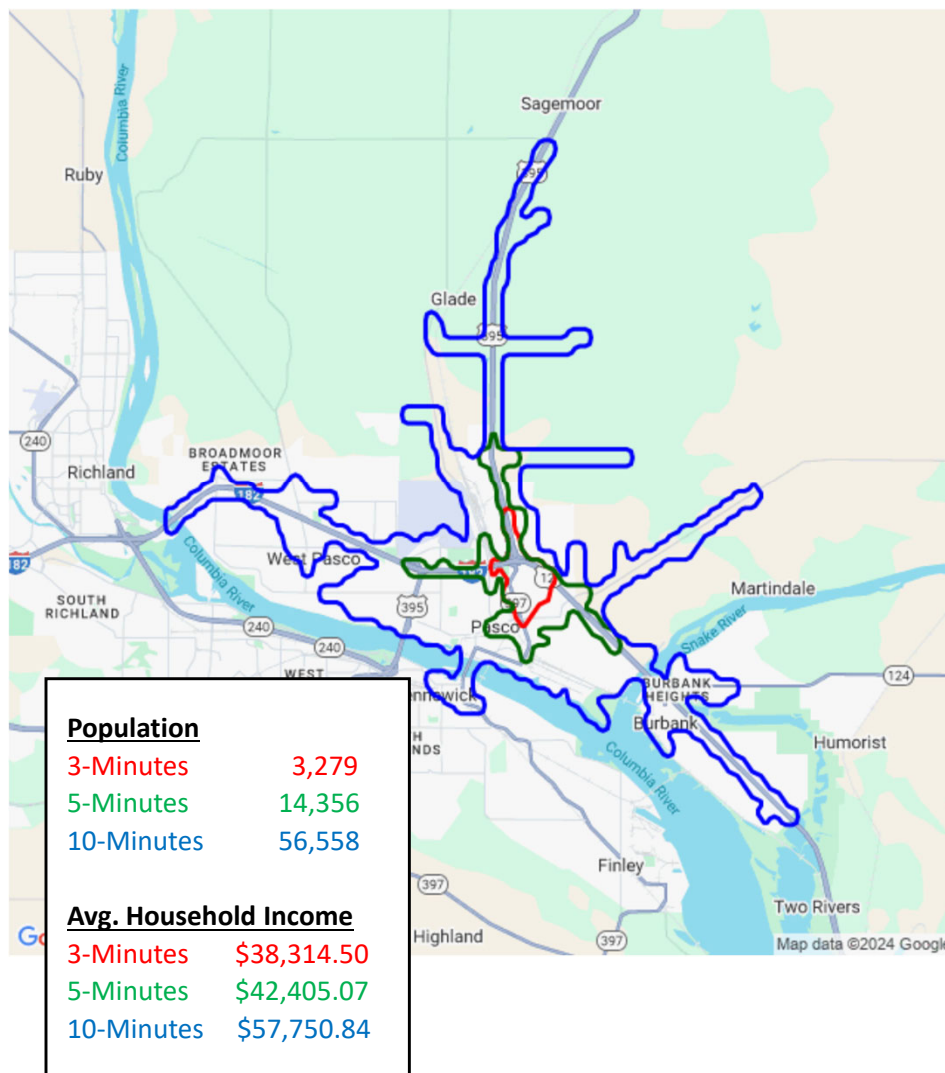
3-Phase 120/208 V 400 AMP Power Service

A portion of the building is plumbed for pneumatic lines.

Currently building has \pm 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.

DEMOGRAPHICS



ZONING

C-3 General Business District

UTILITIES

Water: City of Pasco

Sewer: City of Pasco

Power: Franklin PUD

POWER CAPACITY

400 AMP 3-Phase Service

LINKS

Municipal

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

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

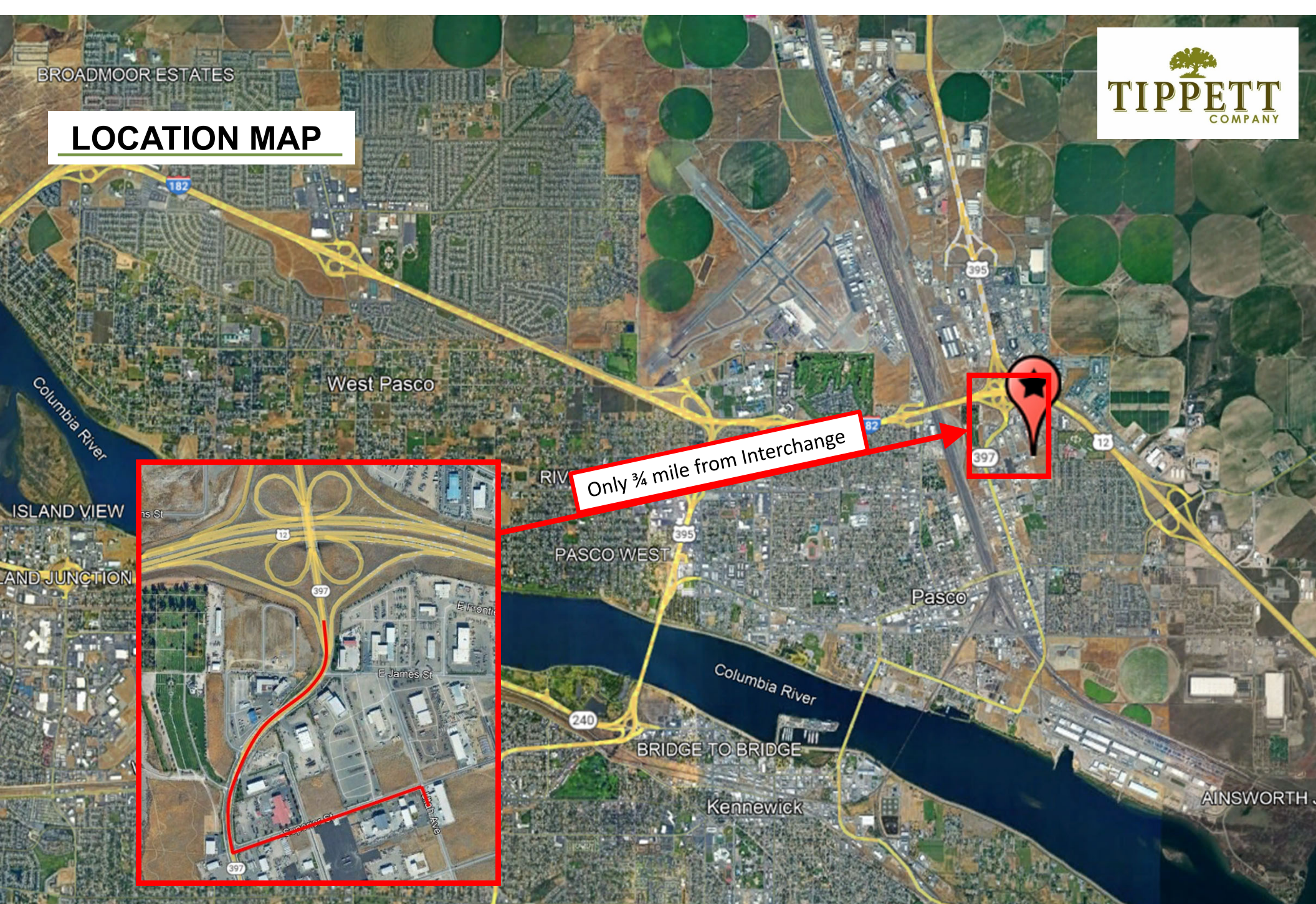
Economic Development

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

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

BROADMOOR ESTATES

LOCATION MAP



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

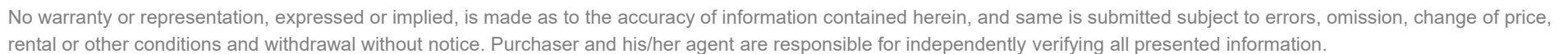


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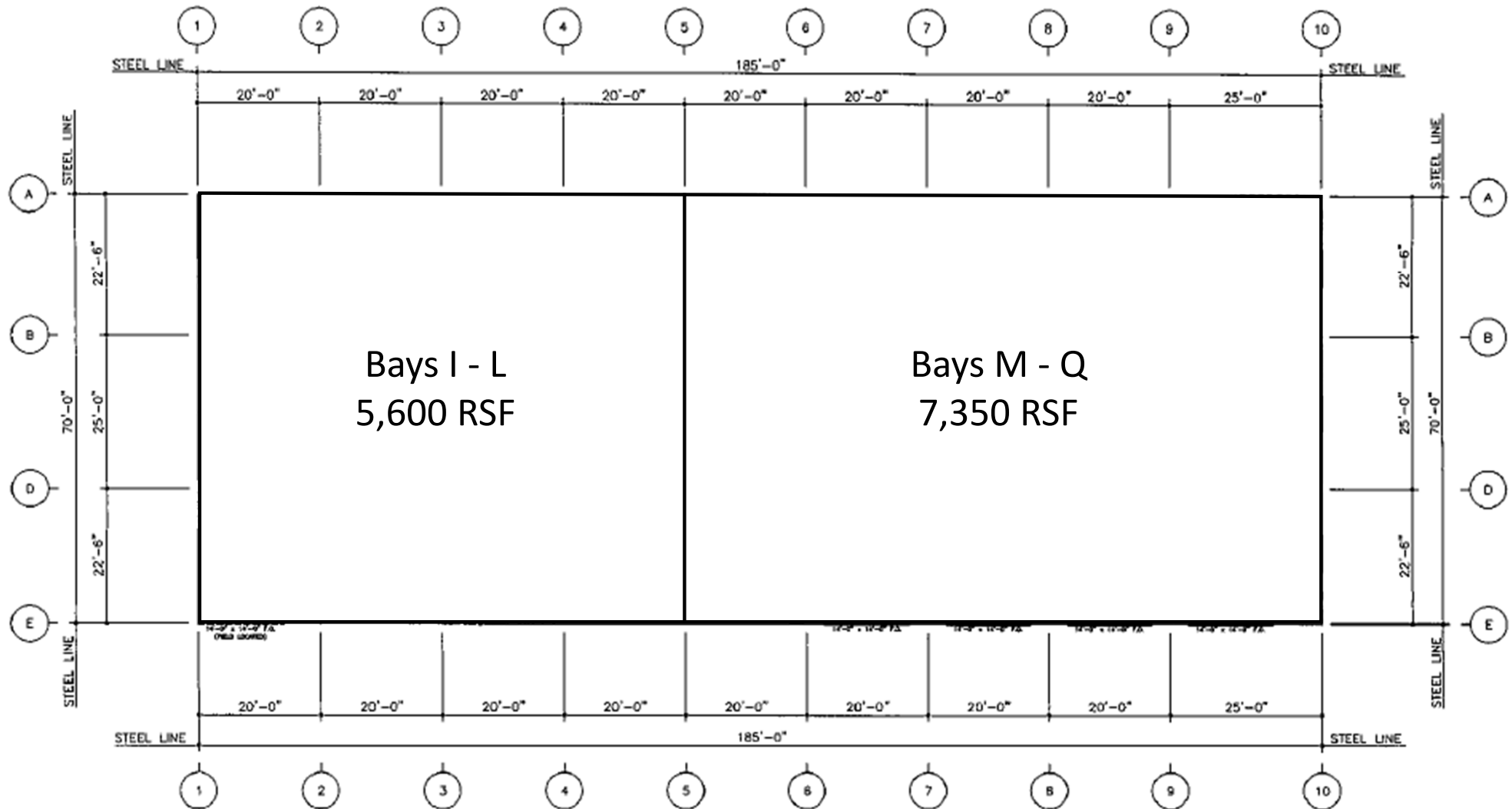
AREA BUSINESSES



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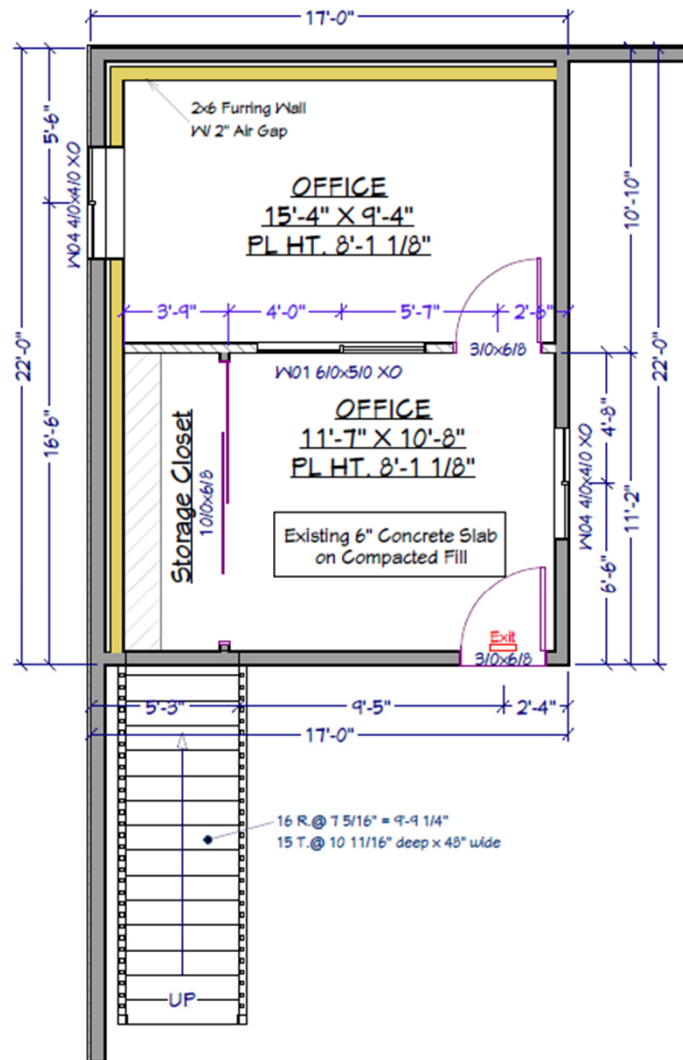


FLOOR PLANS

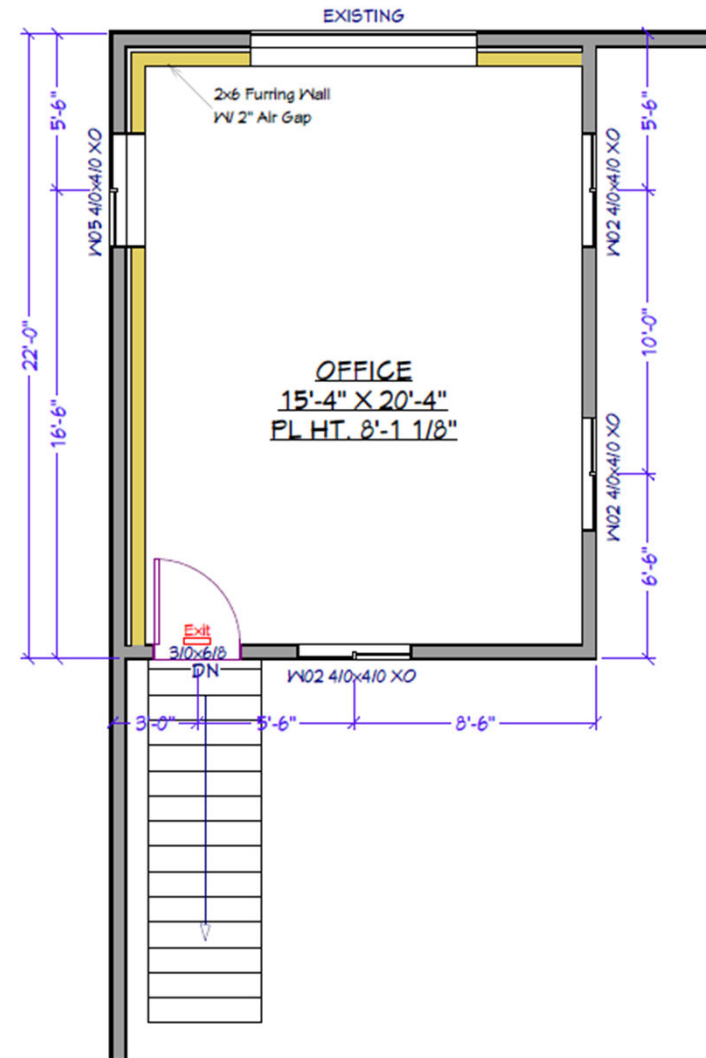


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FLOOR PLANS – Office Bays A-H

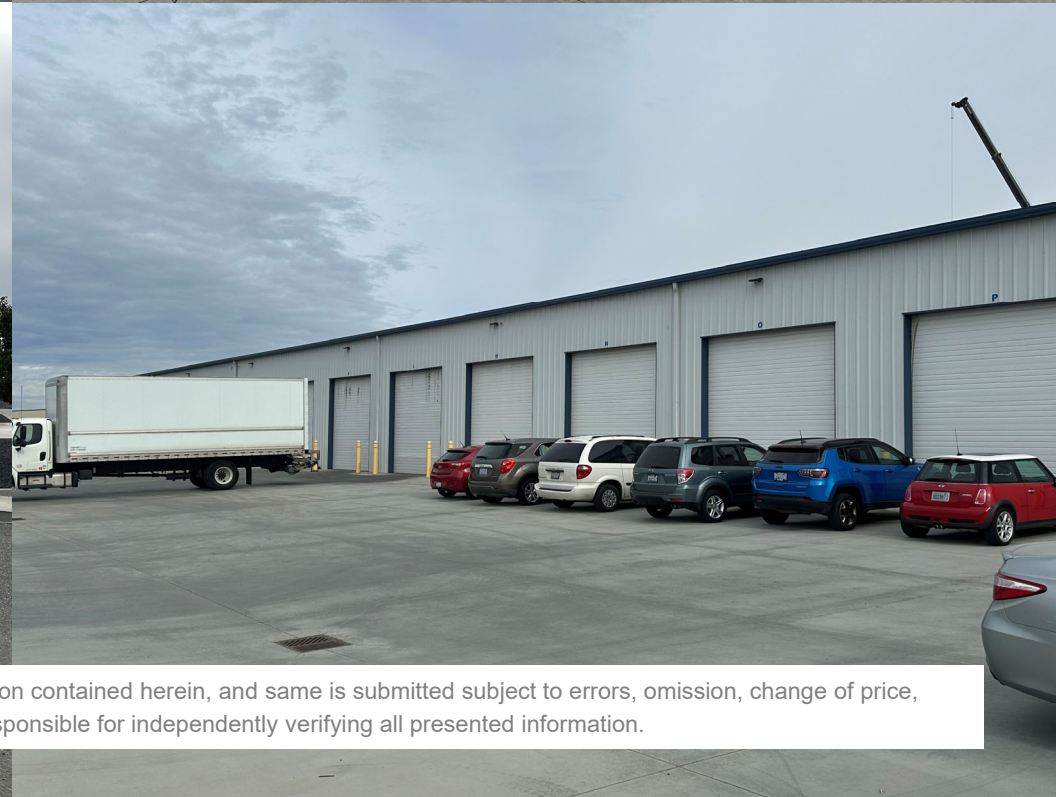
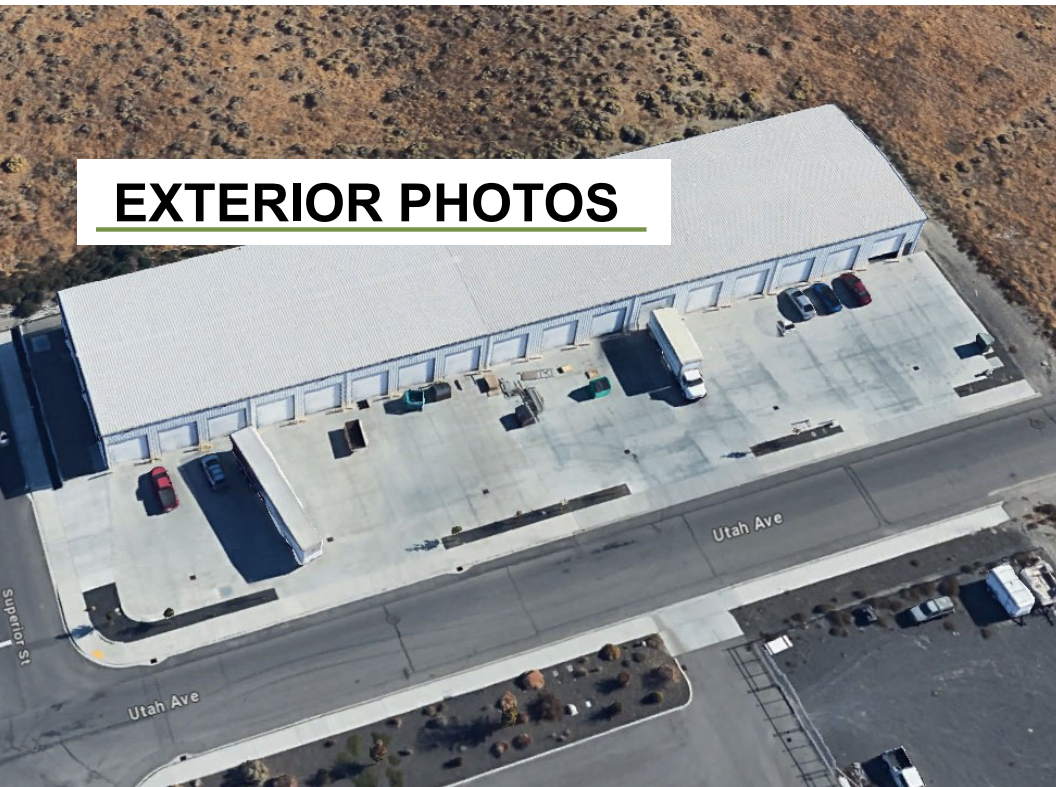


1ST FLOOR PLAN



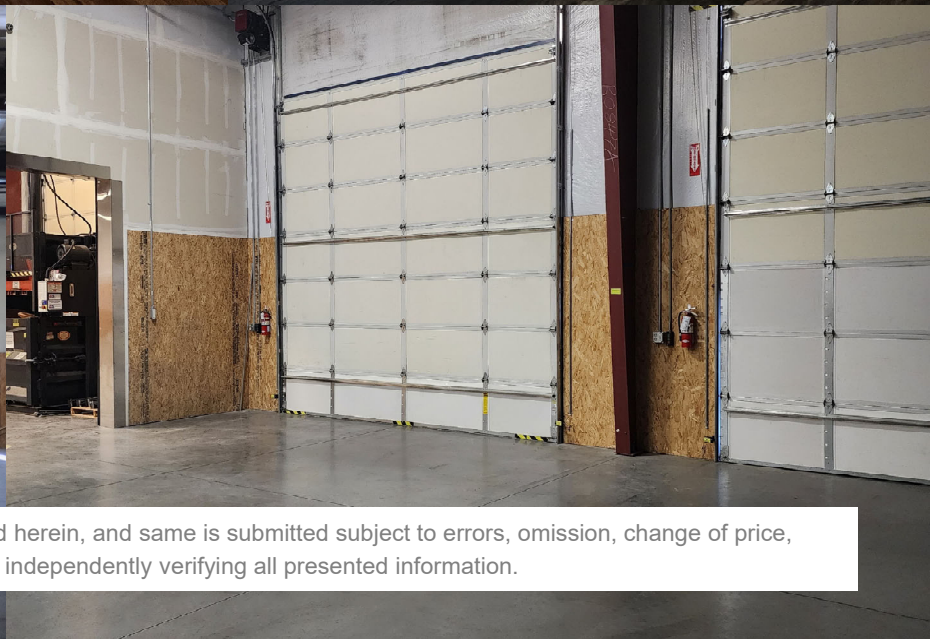
2ND FLOOR PLAN

EXTERIOR PHOTOS



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INTERIOR PHOTOS



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