



# 17 Bay Warehouse

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

## Contact

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Kirt Shaffer | 509.521.9183  
[kirt@tippettcompany.com](mailto:kirt@tippettcompany.com)

## **FOR SALE OR LEASE**

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### 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**

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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**

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

## **TAX PARCEL**

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Franklin County Parcel # 113-473-085

## **CONTACT**

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Kirt Shaffer  
Office 509.545.3355  
Mobile 509.521.9183  
[kirt@tippettcompany.com](mailto:kirt@tippettcompany.com)

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

## PROPERTY DETAILS

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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

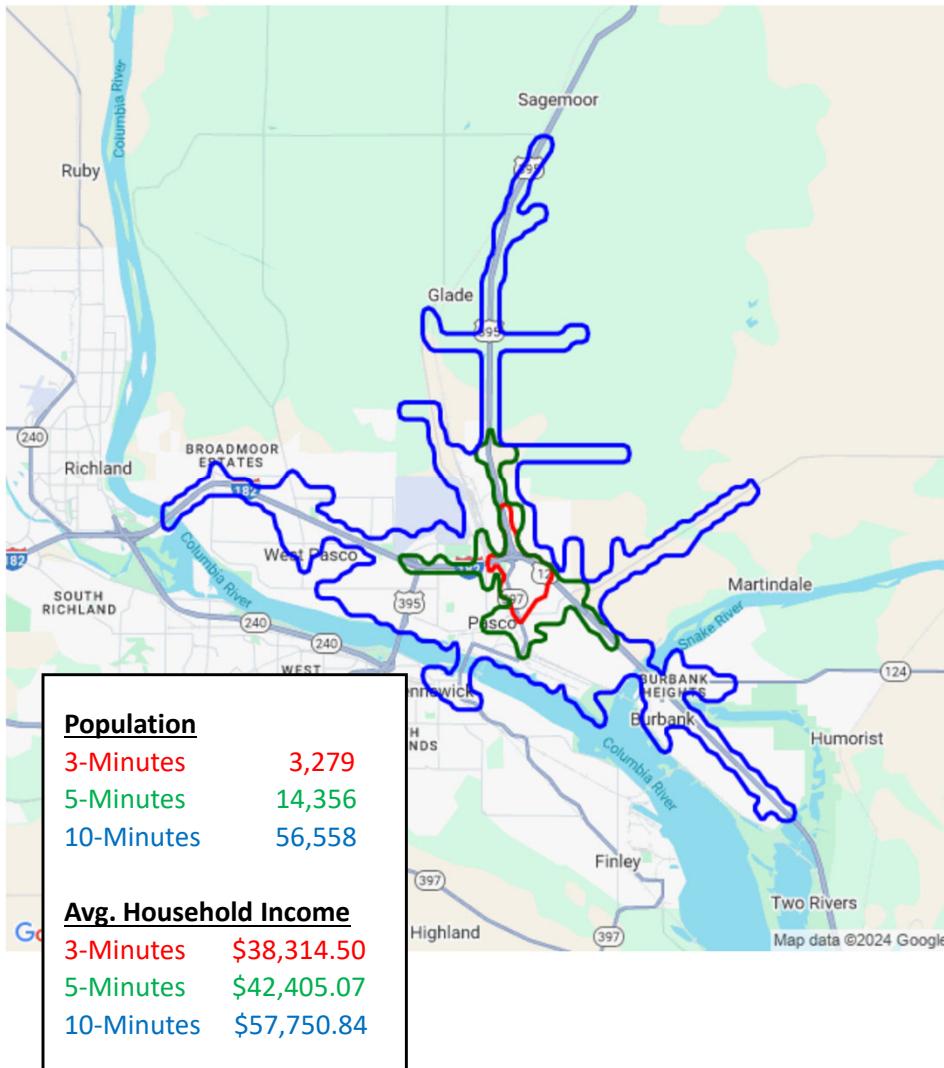
3-Phase 120/208 V 400 AMP Power Service

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

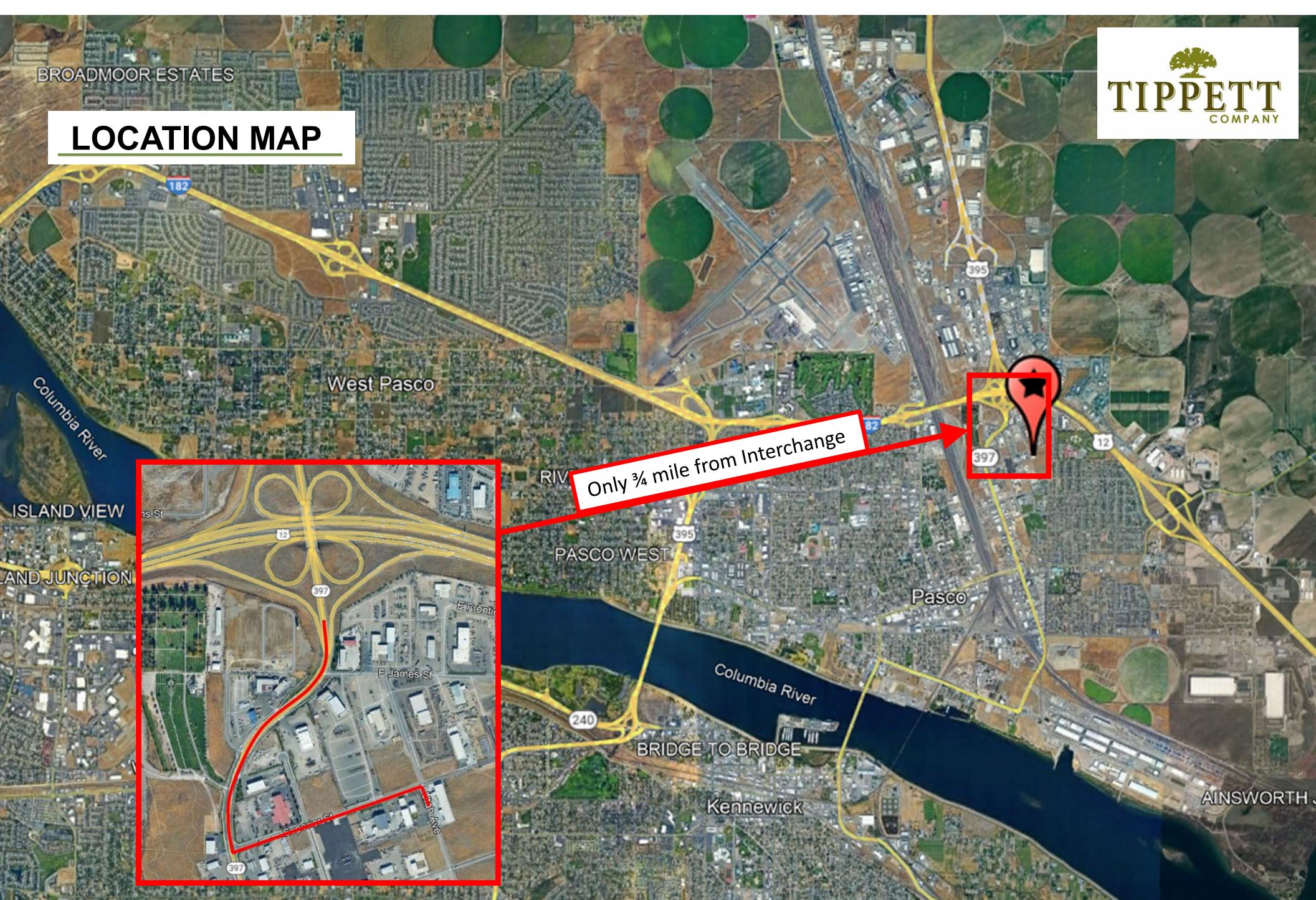
Municipal

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

Economic Development

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

## 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



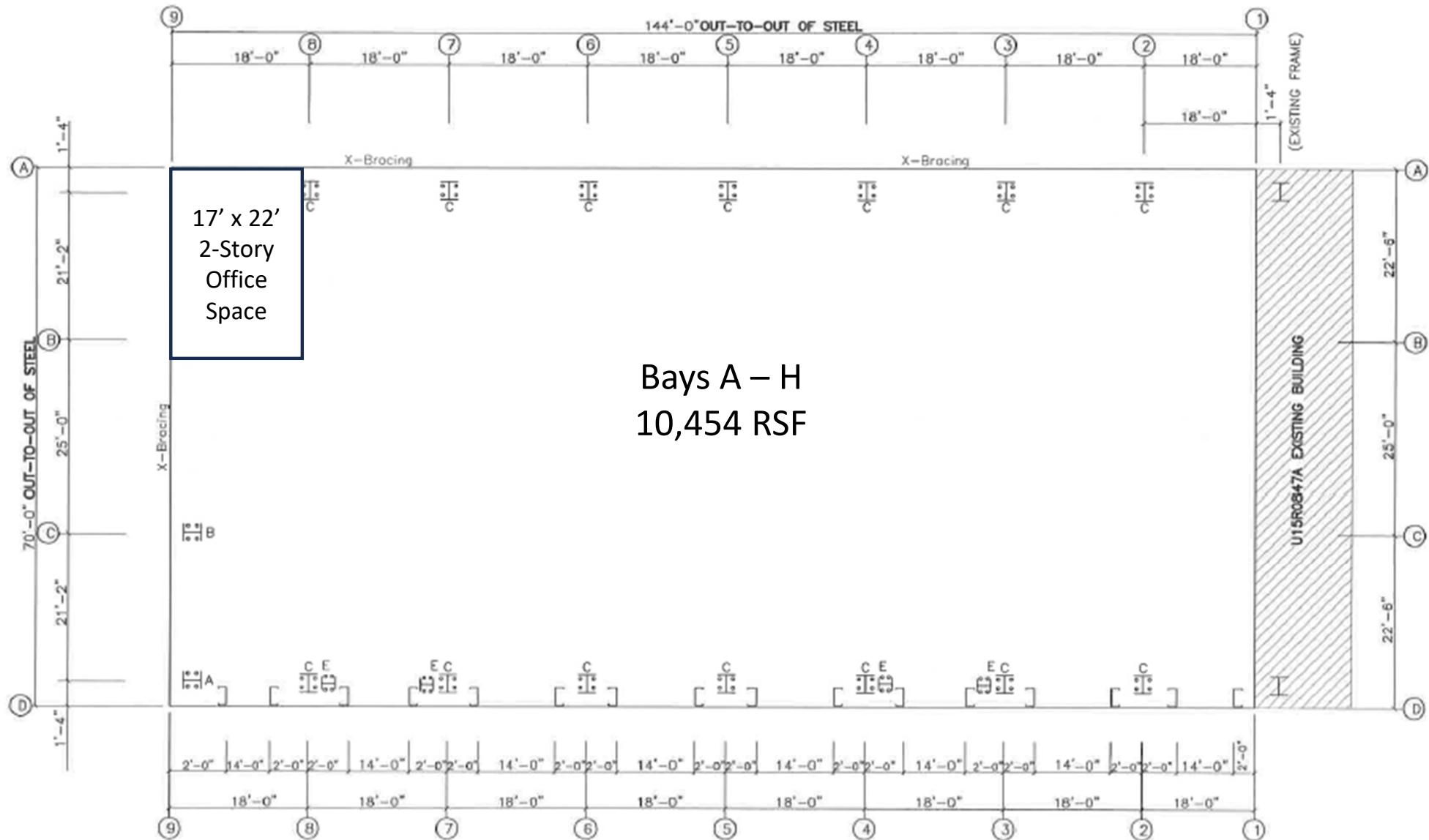
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## AREA BUSINESSES



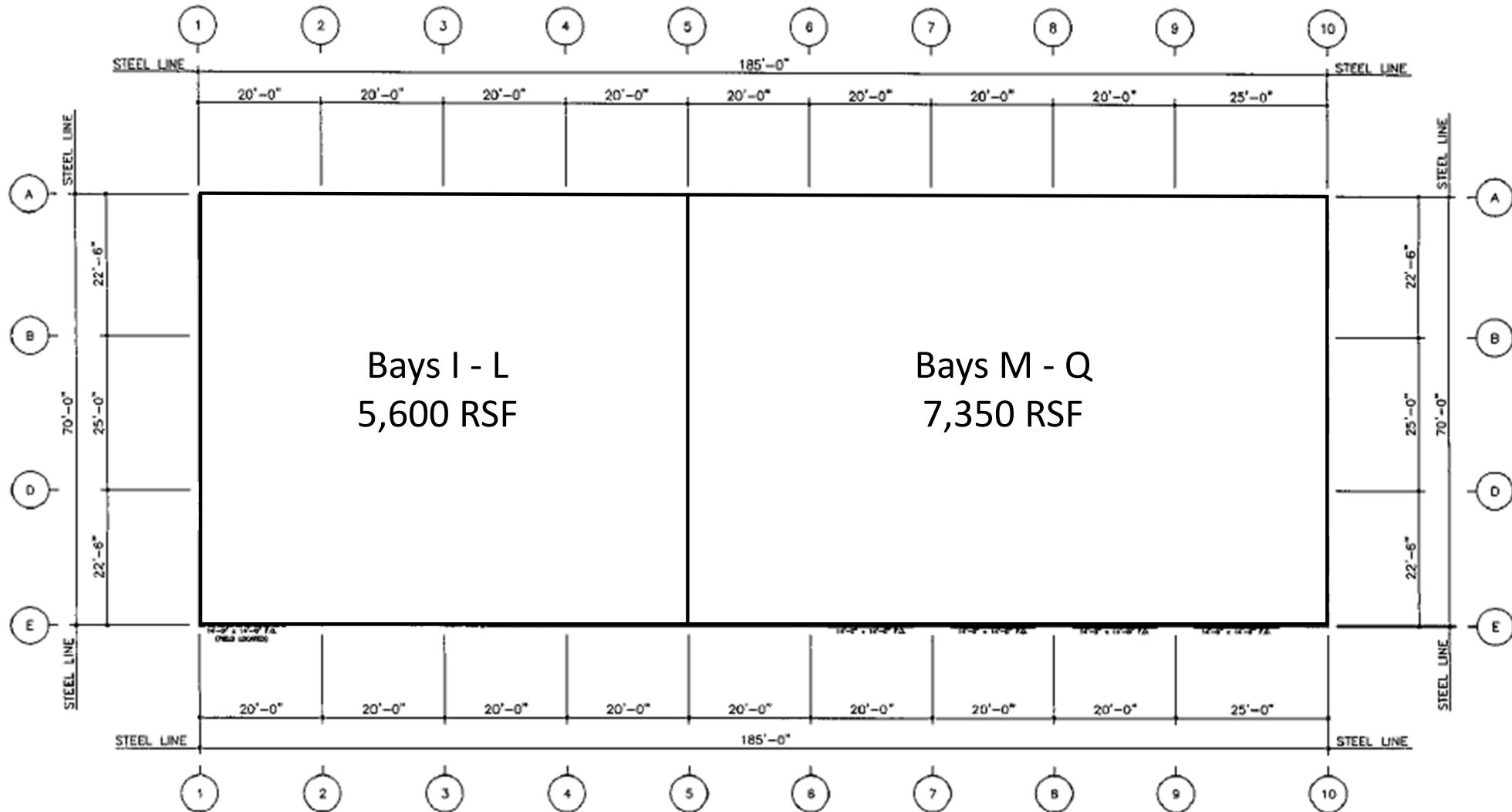
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## FLOOR PLANS



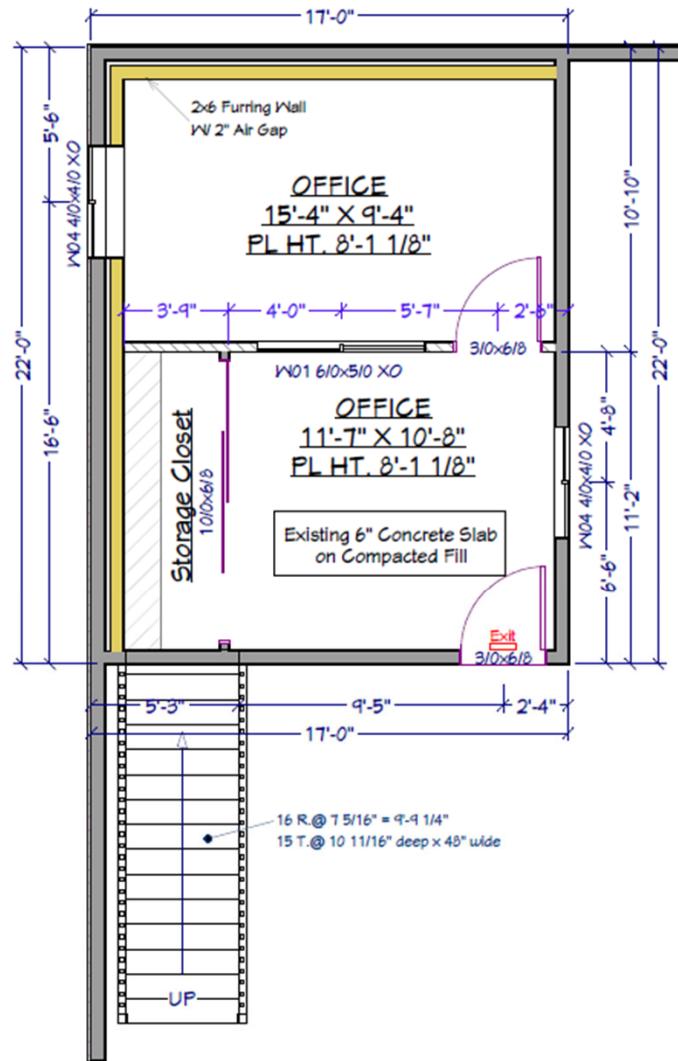
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## FLOOR PLANS

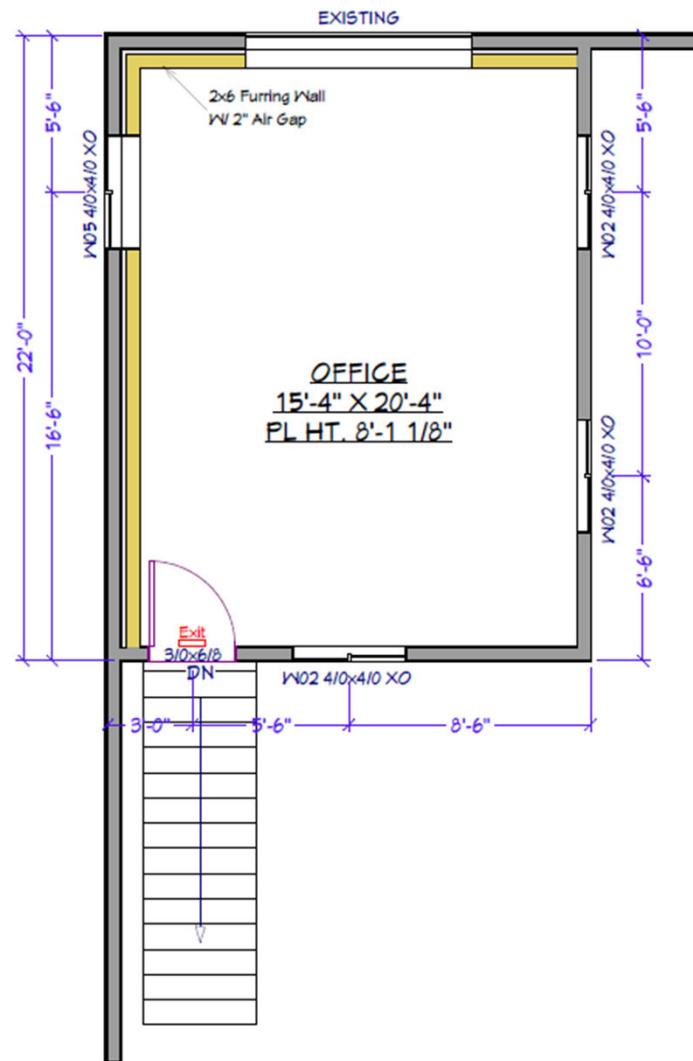


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## **FLOOR PLANS – Office Bays A-H**



## 1ST FLOOR PLAN

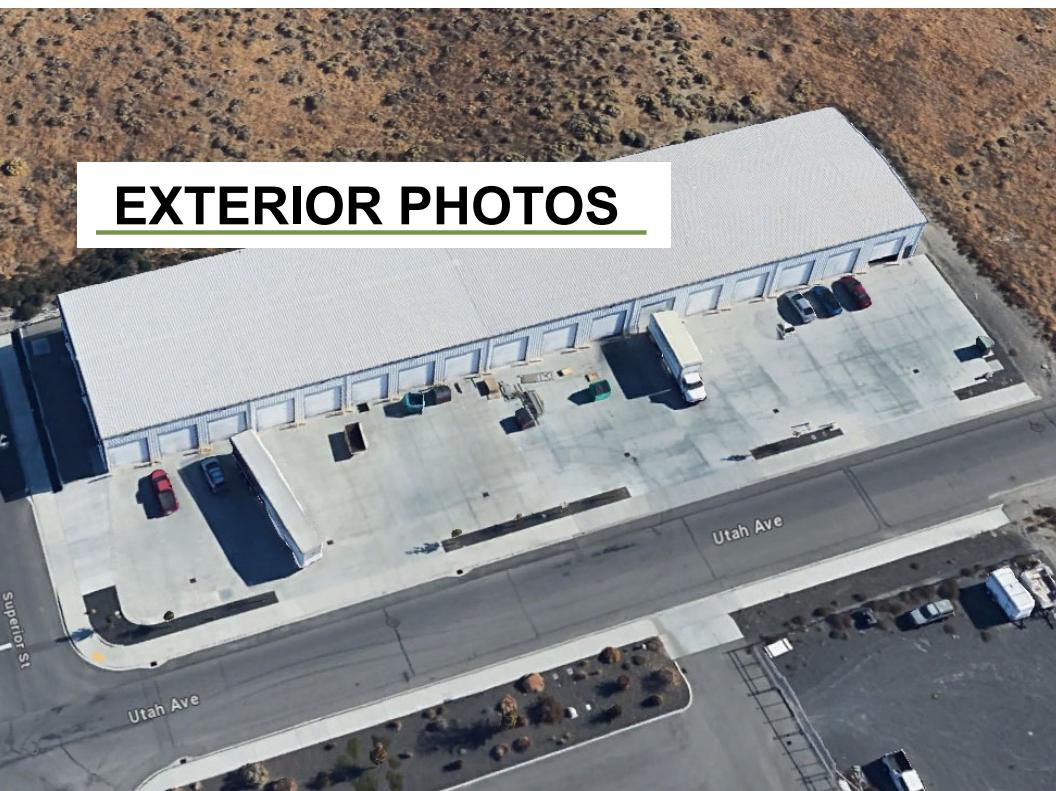


## 2ND FLOOR PLAN

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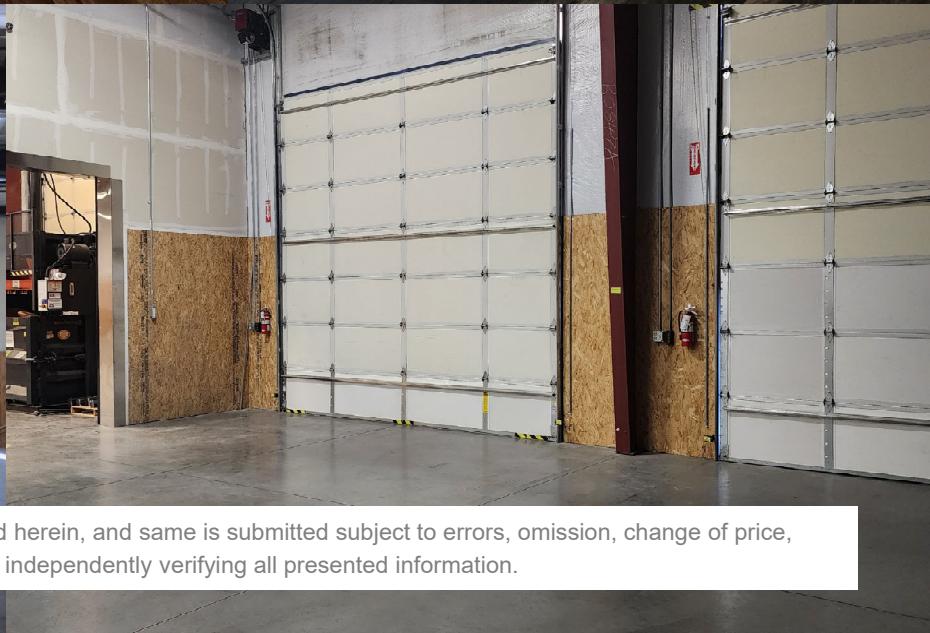
## EXTERIOR PHOTOS



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## INTERIOR PHOTOS



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