

# 3306 Swallow Ave, Pasco



## Property Description

Leasing opportunity in a prime location!

This property offers approximately 3,000 - 6,000 square feet of versatile space, perfect for a range of business ventures.

Suite 201: 3,000 SF Suite 203: 3,000 SF

Situated with convenient access to I-82, this property enjoys excellent connectivity and visibility for your enterprise. Ownership will provide the property in a shell condition including one restroom, ensuring a blank canvas for you to customize and tailor the space to your specific needs. With its easy accessibility, this opportunity promises to provide a thriving environment for your business to flourish.

Whether you're an entrepreneur looking to establish a startup or an established company seeking expansion, this space offers the perfect platform for success.

Property is on a land lease with the Port of Pasco.

3 year term minimum, 5% annual escalations required.

Tis negotiable based off term.

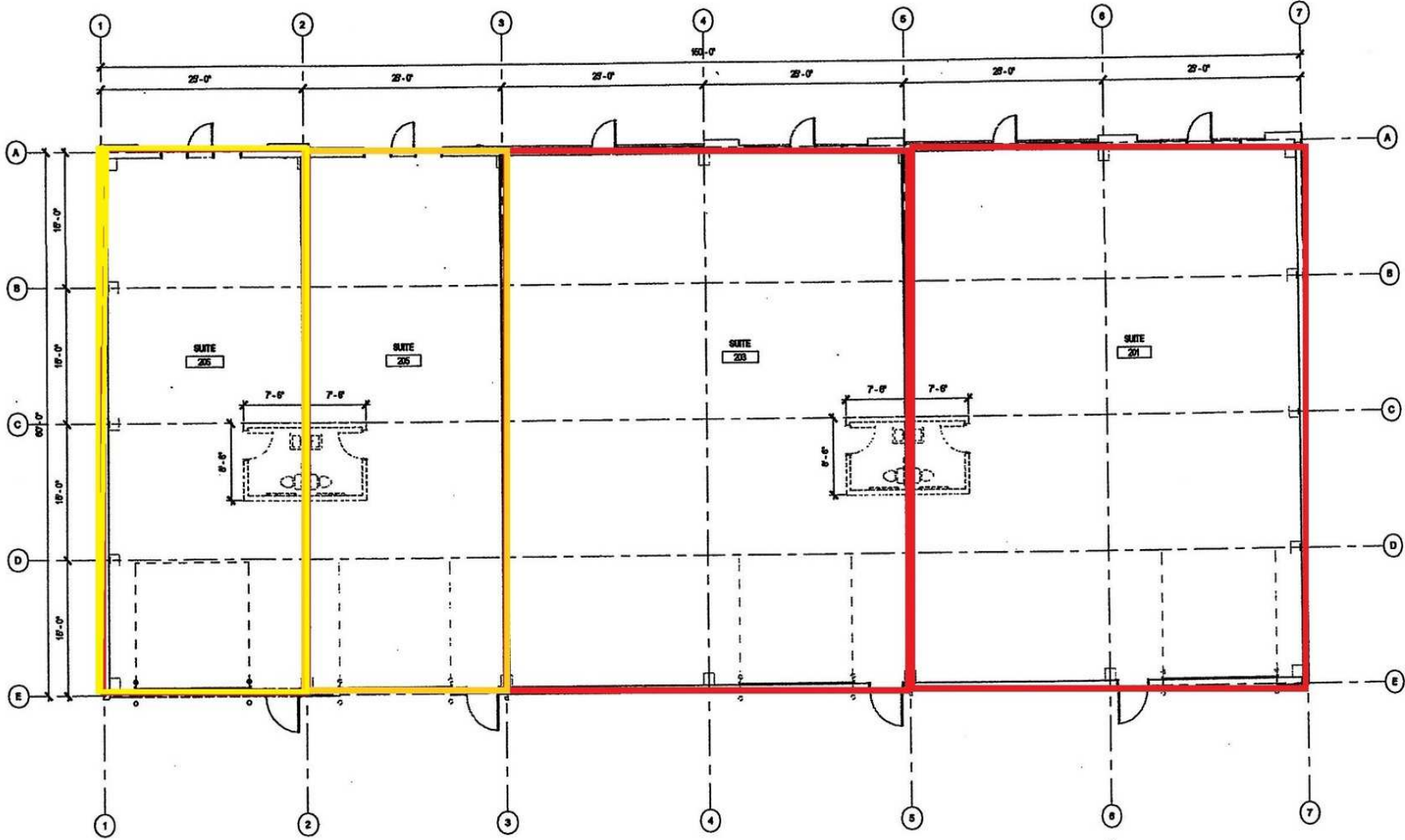
## Offering Summary

Lease Rate:	\$13.00 SF/yr (NNN)
Number of Units:	3
Available SF:	3,000 . 6,000 SF
Building Size:	9,000 SF

# Additional Photos



# Floor Plans



Available

Leased

# Location Map



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