

OFFERING MEMORANDUM

# NKA ROAD 40 SOUTH

PASCO INDUSTRIAL SITE

Pasco, WA 99301

PRESENTED BY:

ROB ELLSWORTH, CCIM

O: 509.430.2378

rob.ellsworth@svn.com

WA #17790





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SECTION 1

# PROPERTY INFORMATION



## PROPERTY SUMMARY



### SALE PRICE

**\$2,800,000**

### PROPERTY OVERVIEW

This is a prime industrial lot located adjacent to both the “Pearl” and “Opal” projects currently under development in Pasco. This lot has quick access to Highway 12 as well as access to barges with Port of Pasco just a few blocks south and also has rail spur access. Priced at only \$1.60/sf.

Property is zoned Medium Industrial [I-2]. Seller will review offers beginning Sept. 20, 2021. All offers will require a reversionary clause and all offers are subject to city council approval.

Read more about the neighboring development here: <https://www.tricitiesbusinessnews.com/2021/08/pasco-industrial-warehouses/>

### OFFERING SUMMARY

LOT SIZE:	40.3 Acres
PRICE / ACRE:	\$69,479
ZONING:	Medium Industrial
MARKET:	Kennewick - Pasco - Richland
APN:	112.540.019



## PROPERTY DESCRIPTION



## ZONING

The property is zoned MEDIUM INDUSTRIAL DISTRICT (I-2), which is defined in the city of Pasco Municipal Code, Chapter 25.120 as:

The I-2 medium industrial district is established to provide areas for necessary industrial and related uses that could create problems of compatibility with other land uses. Uses in this district have the potential to generate high levels of noise, light, odor, fumes or smoke that require their protection from encroachment by incompatible land uses.

## LOCATION DESCRIPTION

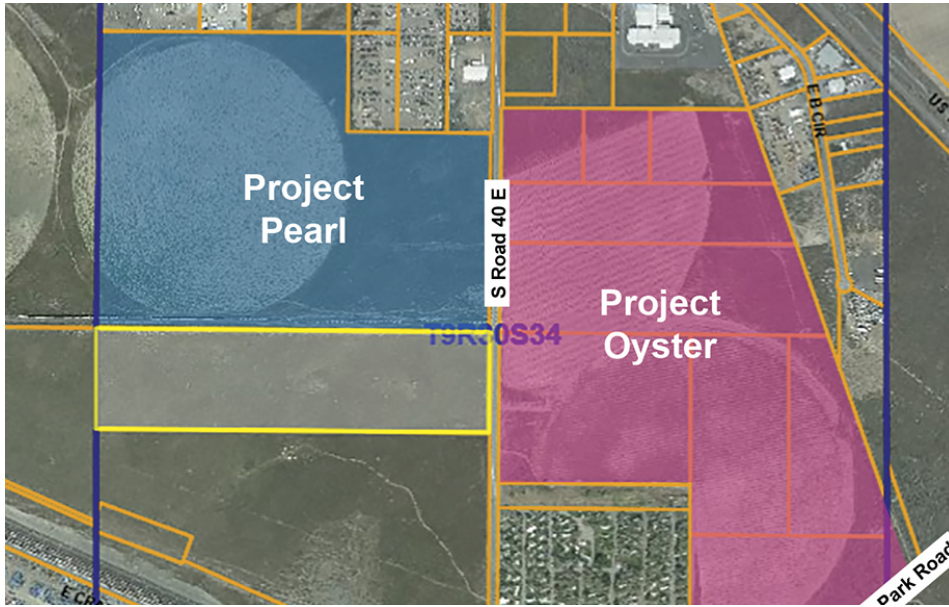
This industrial site sits on Road 40 South with quick access to Highway 12, A Street, and the Port of Pasco. The lot also features a rail spur along the full north boundary of the property. Two adjacent large industrial developments are currently in process: Project Pearl directly north and Project Opal across the street to the east.

Situated at the confluence of the Columbia, Snake, and Yakima Rivers in Southeastern Washington, the Tri-Cities represent the Kennewick-Pasco-Richland Metropolitan Statistical Area in Benton and Franklin counties.

The Tri-Cities is centrally located and linked to the major population centers of the Pacific Northwest by Interstate Highways 82, 84, and 90. Seattle and Portland are 3 ½ hours by car. The BNSF and Union Pacific Railroads have a major presence in the Tri-Cities and the Columbia River connects the region with the Port of Portland. The Tri-Cities Airport (PSC) offers direct daily flights to Seattle, Portland, Los Angeles, San Francisco, Denver, Salt Lake City, and Minneapolis.

Since 2000, no other community in the state of Washington has grown faster than the Tri-Cities. Current population estimates for Benton and Franklin counties is now 273,100. Located three and a half hours from Seattle, WA and Portland, OR, businesses' products and services move quickly.

## COMPLETE HIGHLIGHTS



## LOCATION INFORMATION

BUILDING NAME	Pasco Industrial Site
STREET ADDRESS	Nka Road 40 South
CITY, STATE, ZIP	Pasco, WA 99301
COUNTY	Franklin
MARKET	Kennewick - Pasco - Richland
CROSS-STREETS	A Street & Highway 12
SIGNAL INTERSECTION	No

## BUILDING INFORMATION

FREE STANDING	No
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## PROPERTY HIGHLIGHTS

- Zoned Medium Industrial
- 40.3 Acres
- Connected to Rail Spur
- All City Services Available
- Adjacent to Project Pearl and Project Opal
- Quick Highway and Industrial Park Access

SECTION 2

LOCATION  
INFORMATION

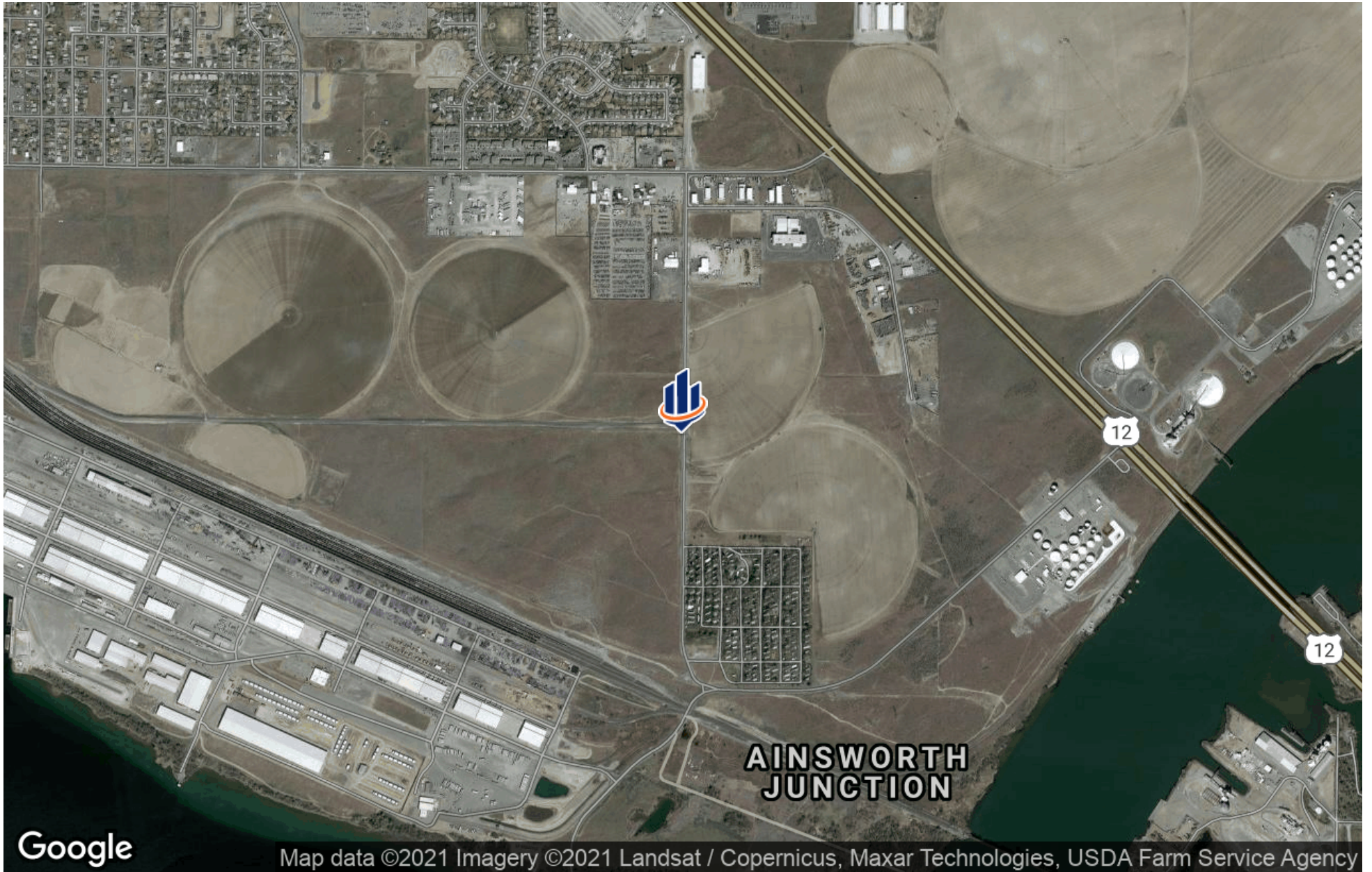


REGIONAL MAP



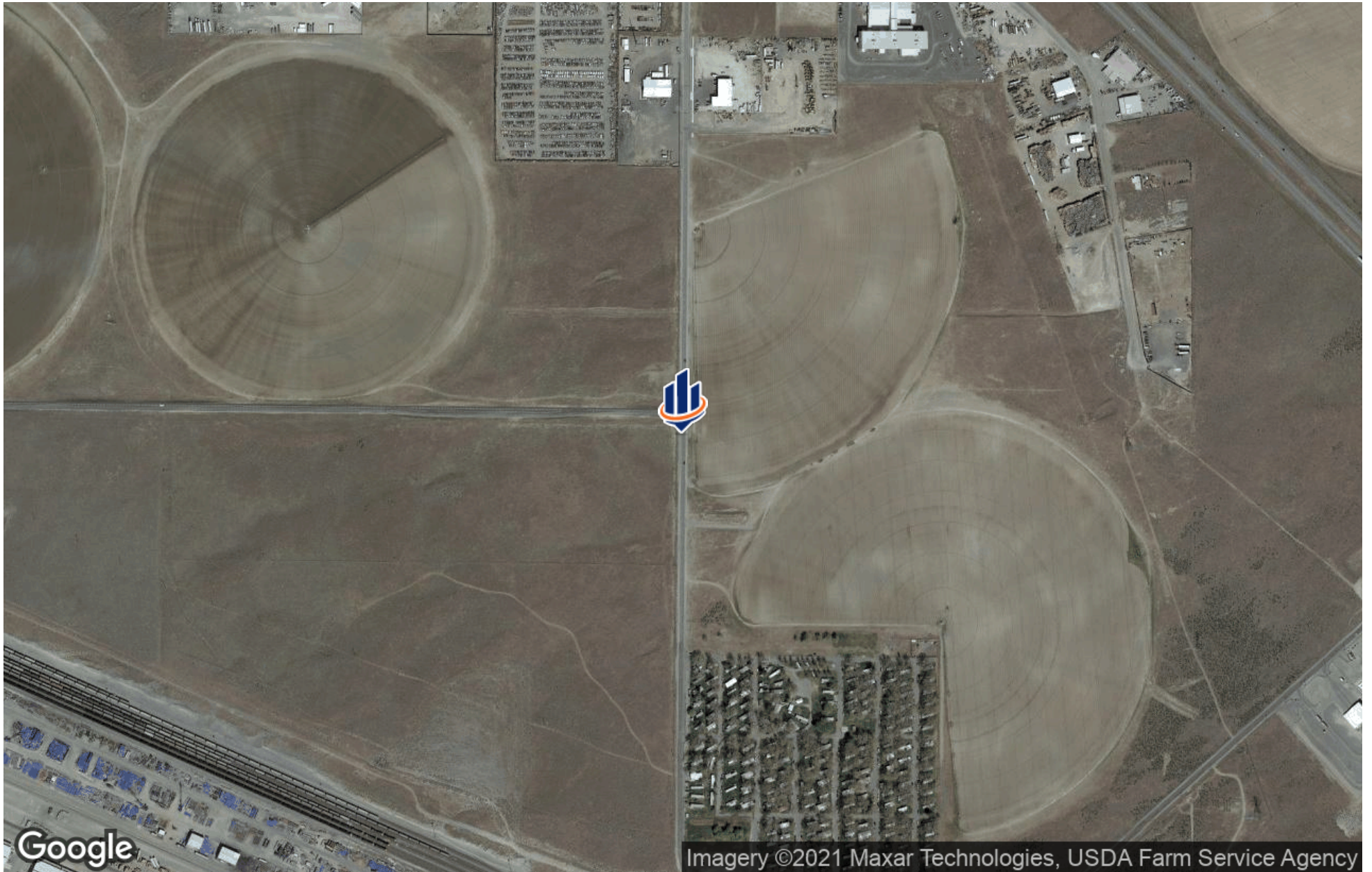


LOCATION MAP





## AERIAL MAP



SECTION 3

DEMOGRAPHICS





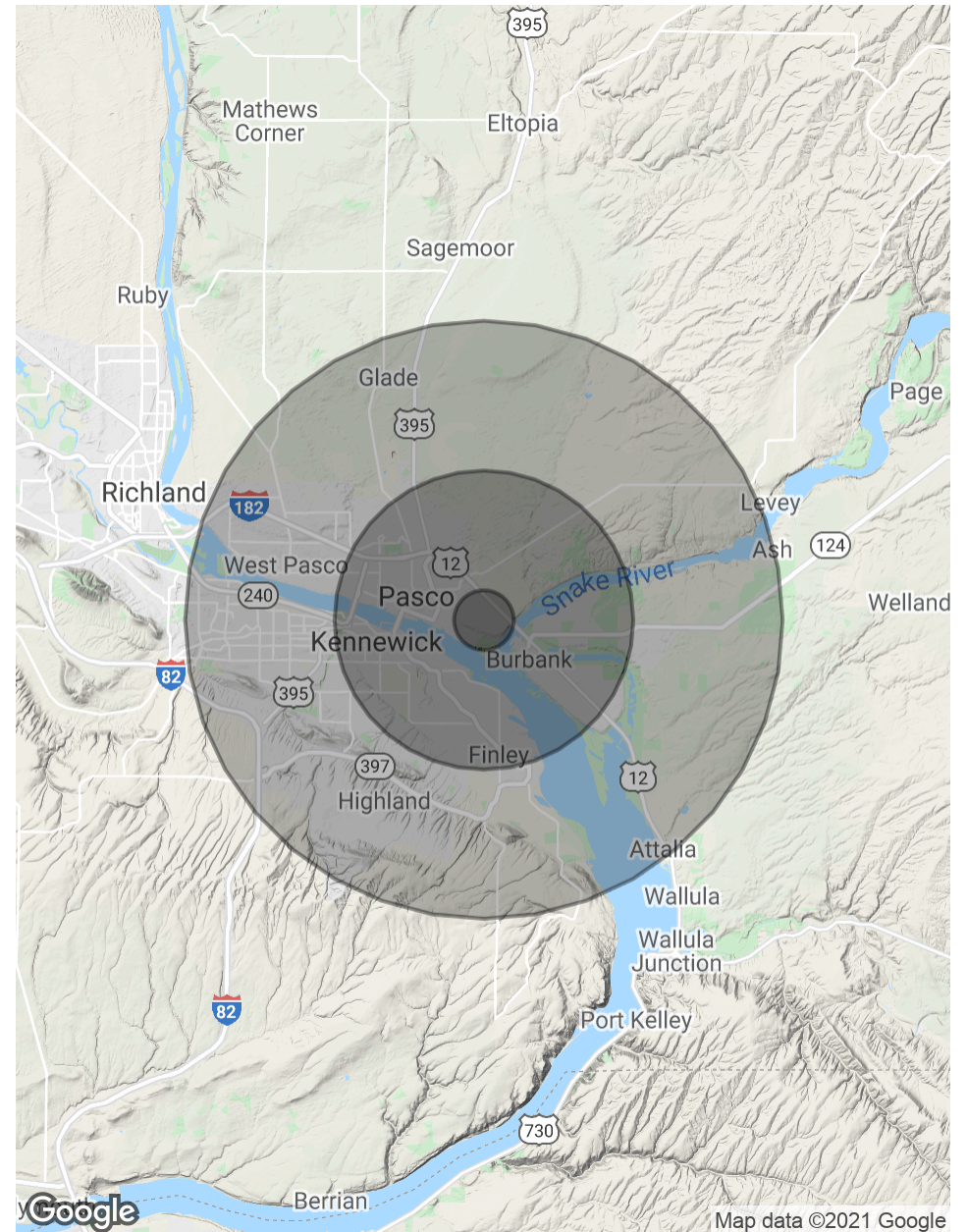
## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,535	42,557	141,134
AVERAGE AGE	23.7	27.6	31.2
AVERAGE AGE (MALE)	21.4	26.0	30.2
AVERAGE AGE (FEMALE)	26.6	28.8	32.1

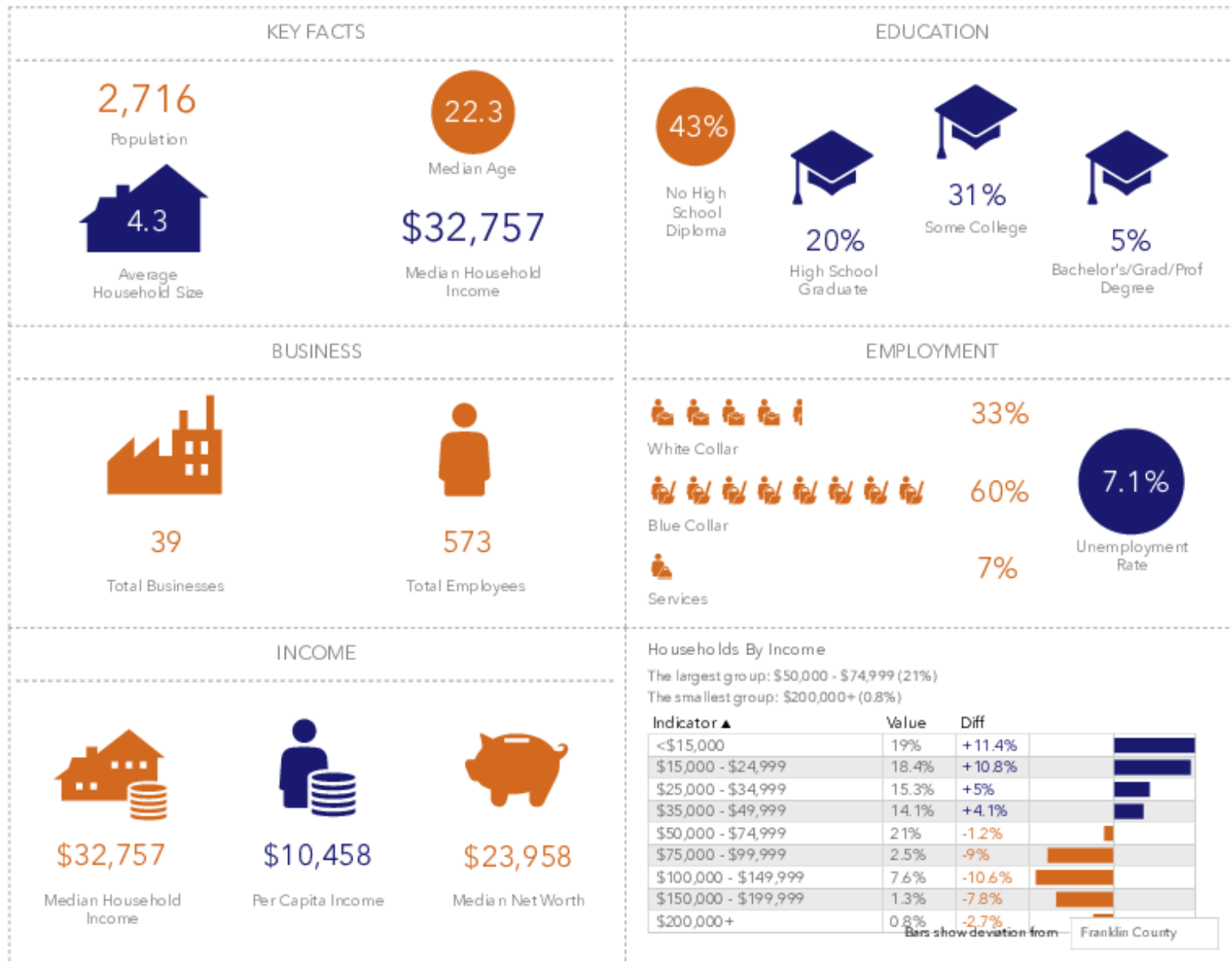
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	365	12,302	47,190
# OF PERSONS PER HH	4.2	3.5	3.0
AVERAGE HH INCOME	\$55,179	\$47,473	\$55,264
AVERAGE HOUSE VALUE		\$116,453	\$160,974

\* Demographic data derived from 2010 US Census

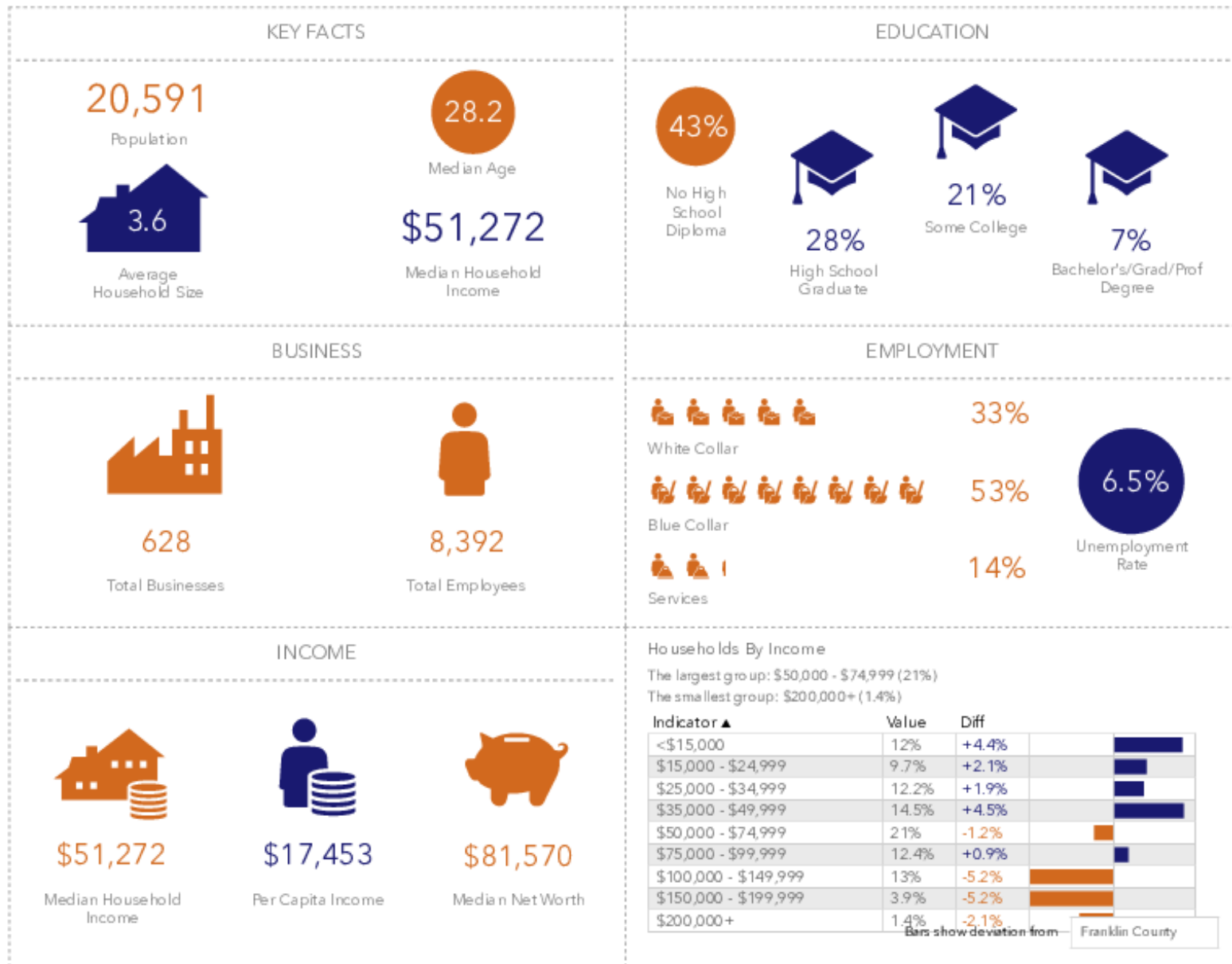




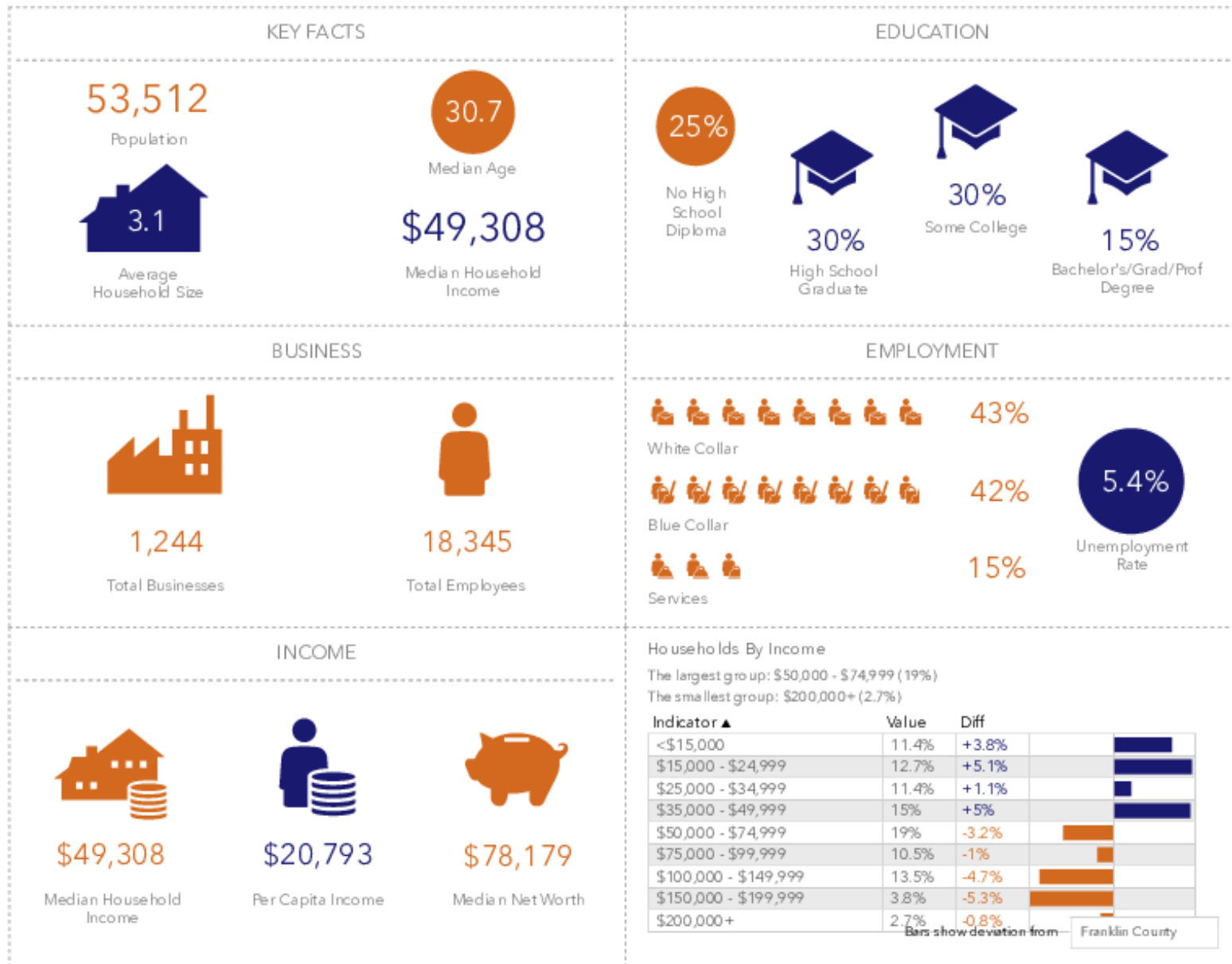
# 1 MILE INFOGRAPHICS



### 3 MILE INFOGRAPHICS



## 5 MILE INFOGRAPHICS



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