



2407 N. Commercial Ave., Suite A + C

Pasco, WA

MLS #293682, 287569 & 297276

Contact

Kirt Shaffer | 509.521.9183

kirt@tippettcompany.com

SUMMARY

Flexible office and shop space available individually or together. The property offers approximately 2,304 square feet of office space, 1,500 square feet of mezzanine storage, a 2,000-square-foot shop, and fenced yard space with additional covered storage. I-1 Light Industrial zoning supports a range of potential business uses.

CONTACT

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PRICE

Suite A **\$3,000/MO + NNN**
2,304 Office building w/ 1,500 Mezzanine Storage

Suite C **\$2,000/MO + NNN**
2,000 SF Shop + Fenced Yard Space

Suite A + Suite C **\$4,000/MO + NNN**
2,304 Office building + 1,500 mezzanine storage +
2,000 SF shop + fenced yard space with addition
covered storage space.

ADDRESS

2407 N. Commercial Ave.
Pasco, WA 99301

TAX PARCEL

113-400-285

ZONING

I-1 Light Industrial

UTILITIES

Power: Franklin PUD

Office/Shop: 200amp/Single Phase

Shop: 200amp/Single Phase

Water: City of Pasco

Sewer: City of Pasco

LINKS

Municipal

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

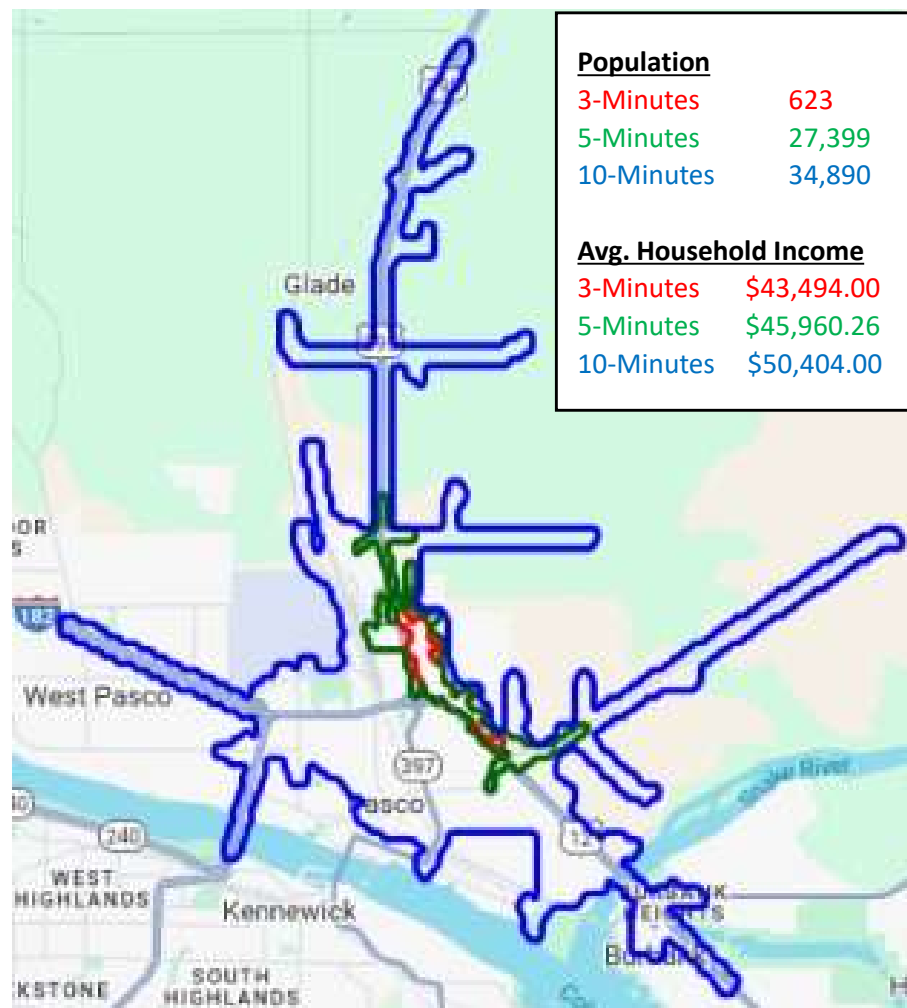
<https://www.franklincountywa.gov/>

Economic Development

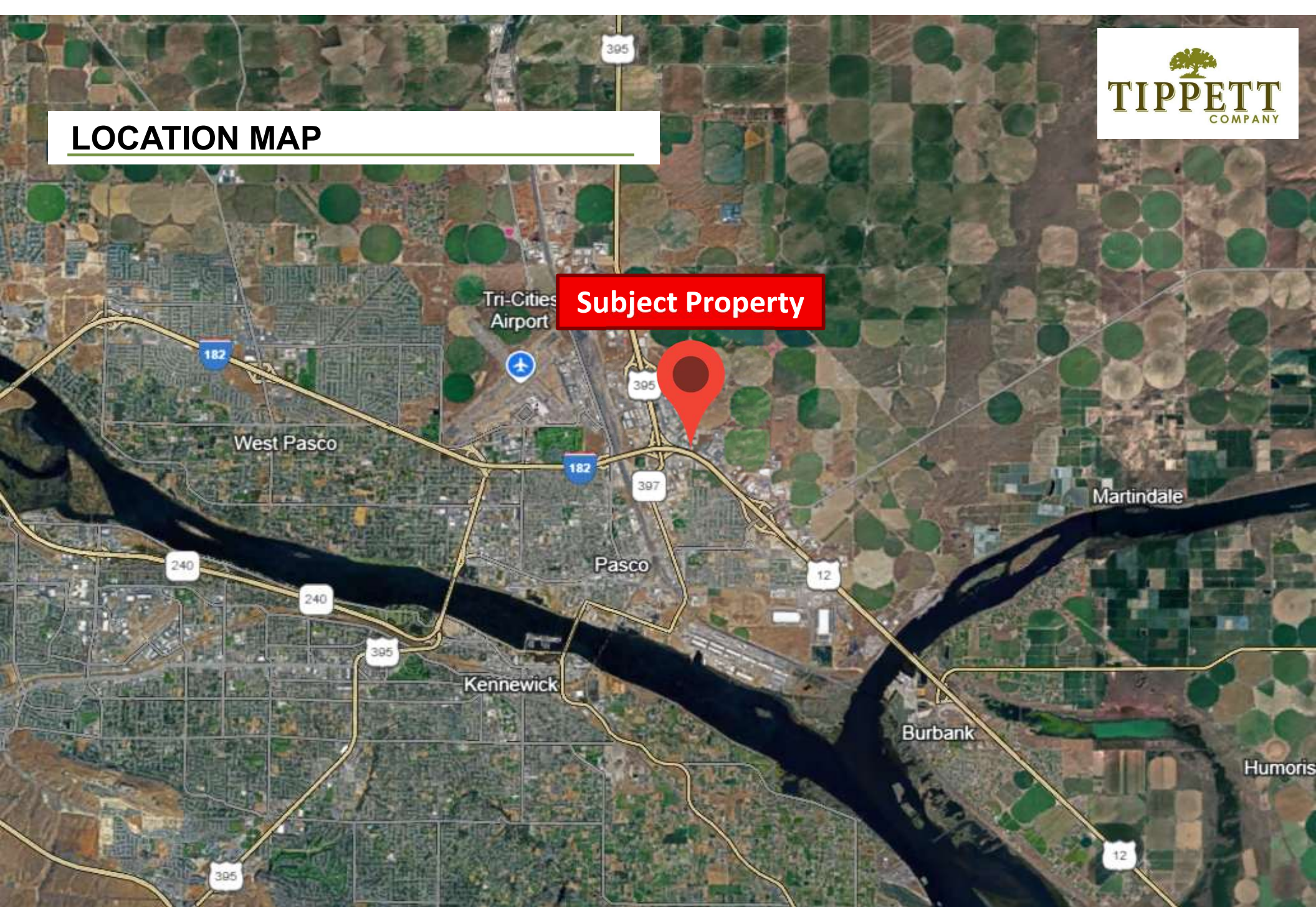
<https://www.portofpasco.org/>

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

DEMOGRAPHICS (CBA)



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

Fenced area

Suite B

Suite A:
2,280 SF Office with
Mezz. Storage

Suite C:
2,000 SF Shop

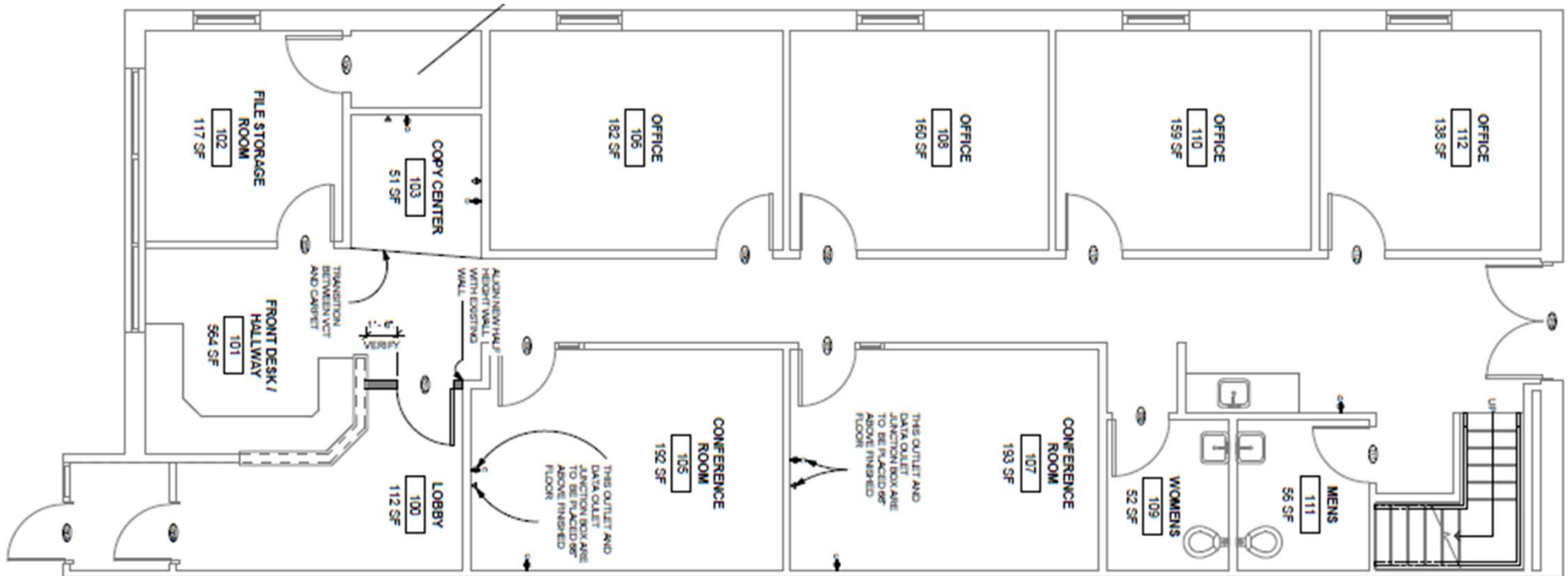
AREA BUSINESSES



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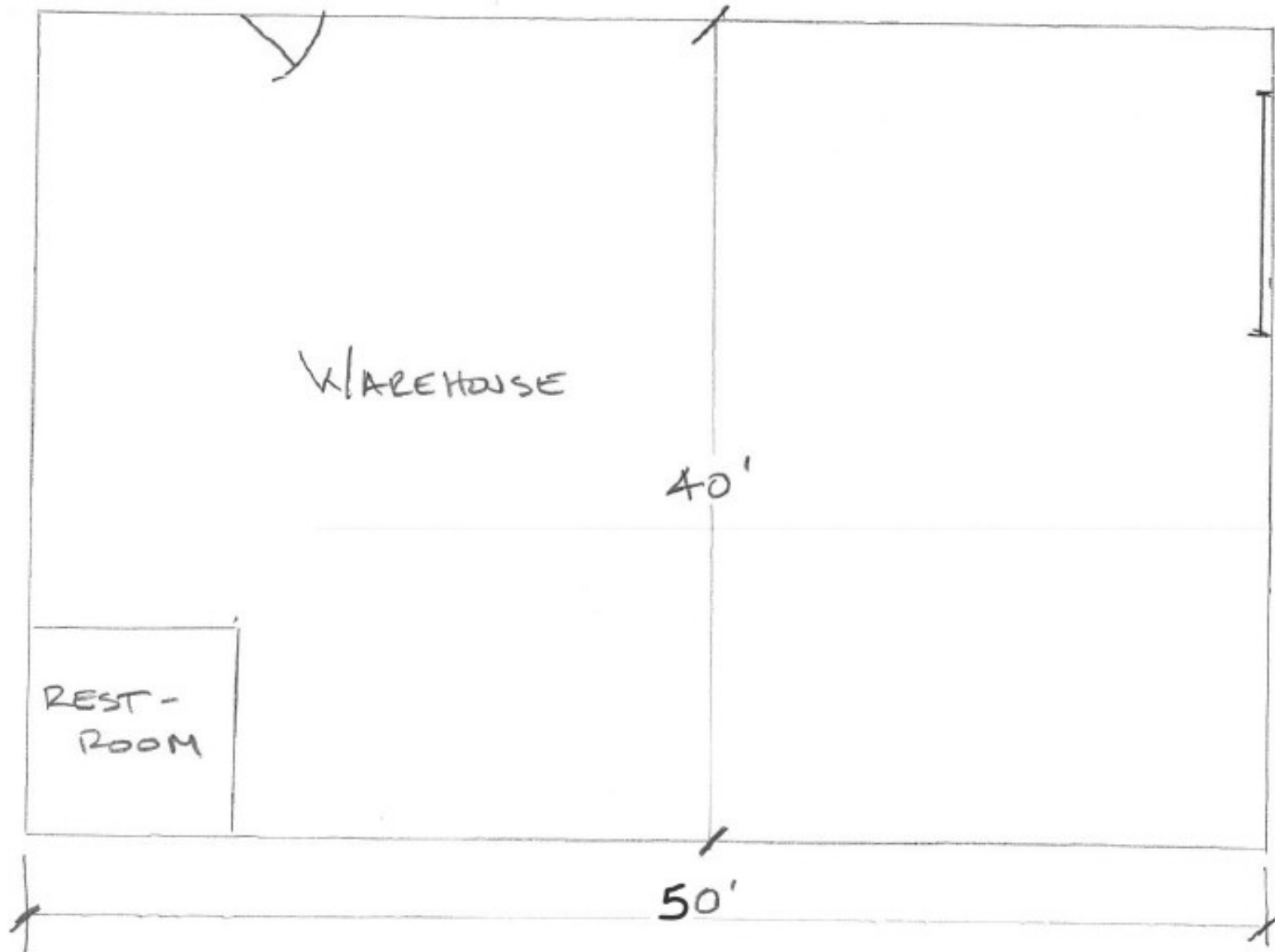


FLOOR PLANS - Suite A - Offices





FLOOR PLANS - Suite C - Warehouse



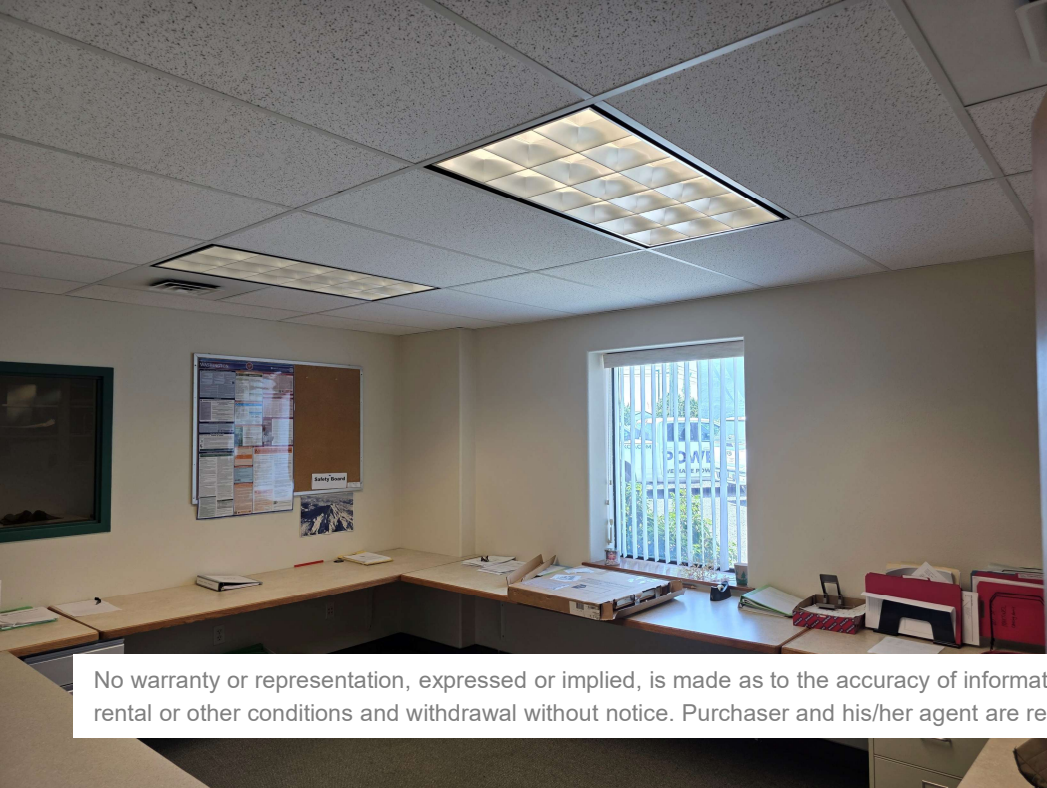
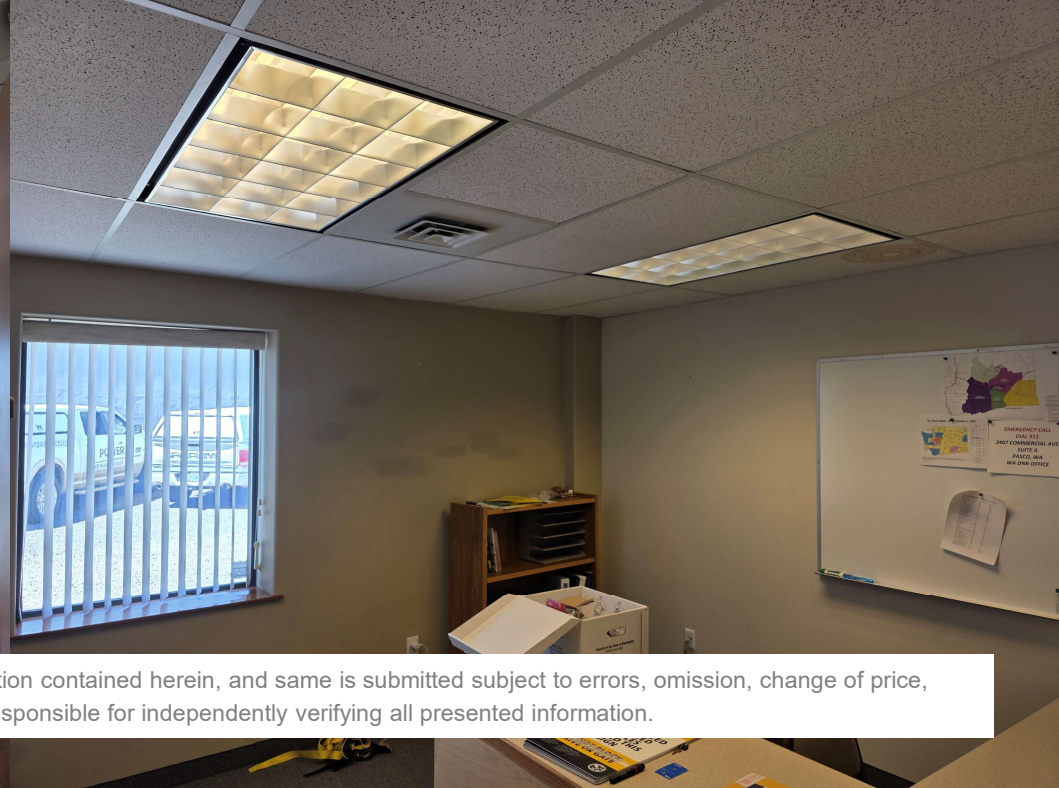
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PHOTOS - SUITE A - Exterior



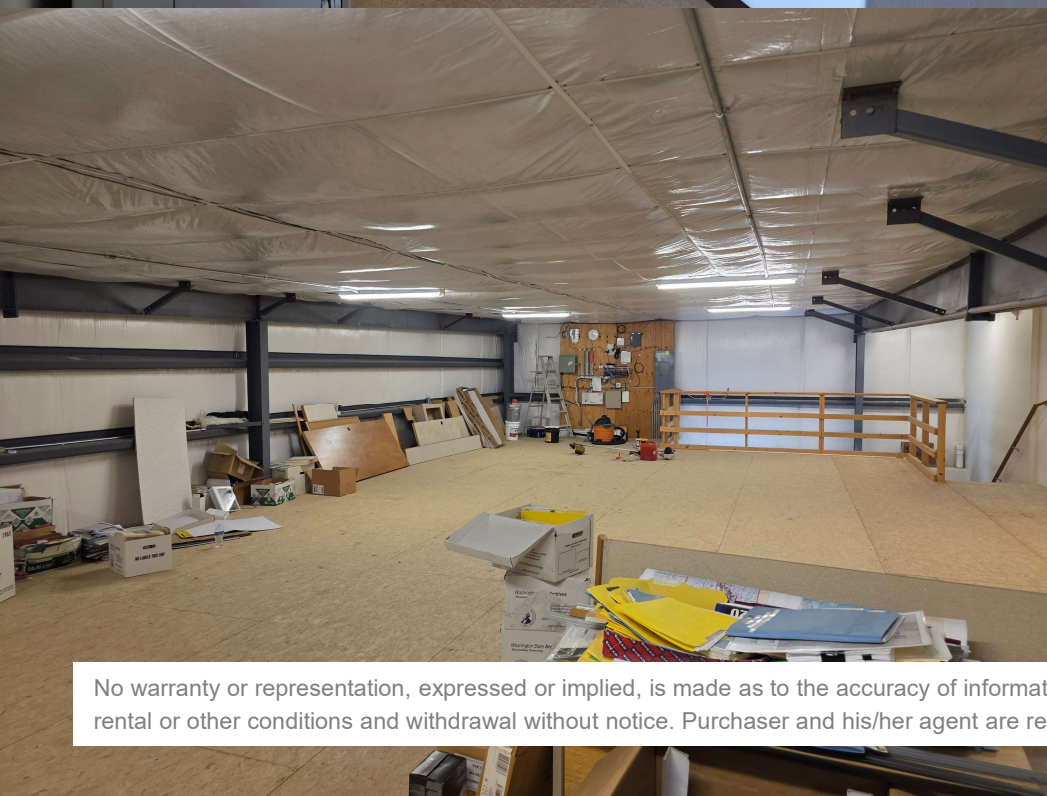
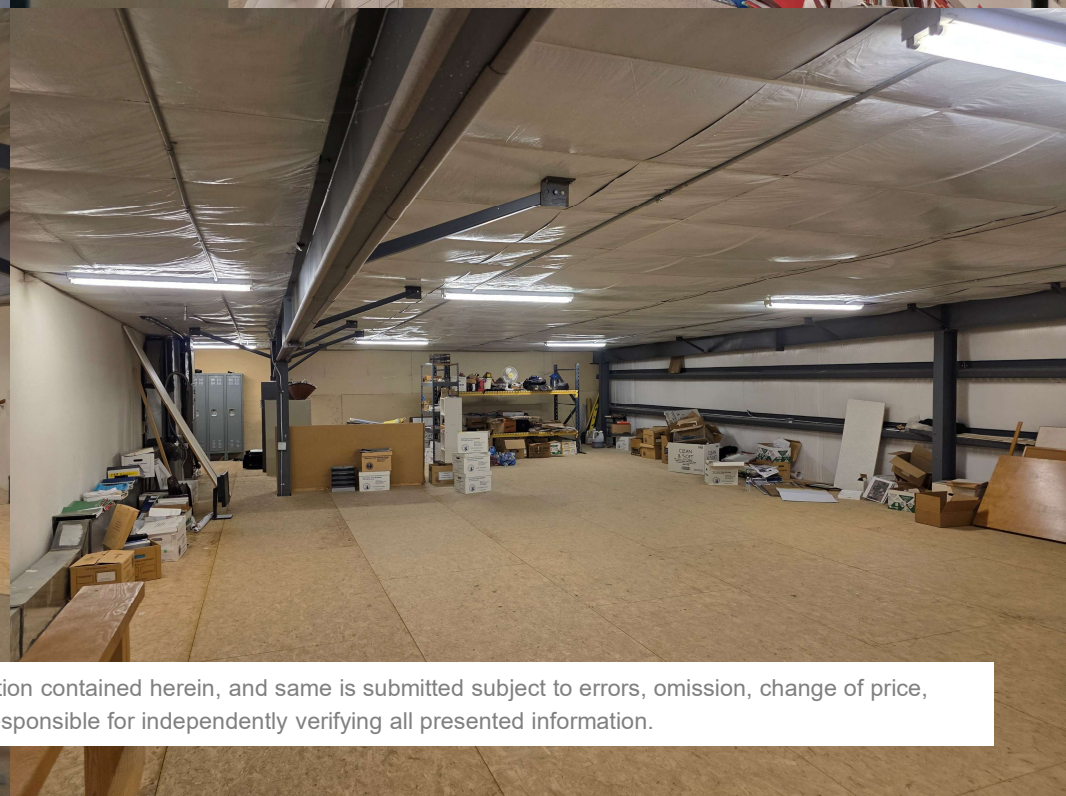
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PHOTOS - SUITE A - Interior



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PHOTOS - SUITE A - Interior



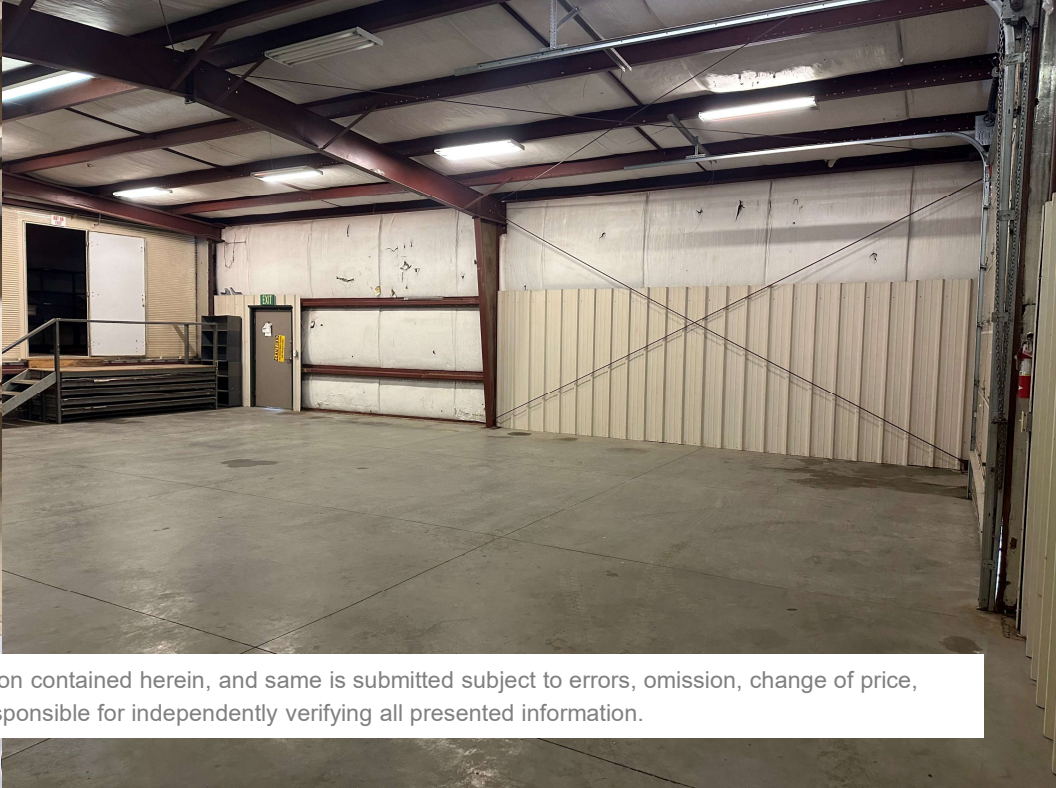
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PHOTOS - SUITE C - Exterior



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PHOTOS - SUITE C - Interior



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