



King City Industrial Park

1430 E Hillsboro, Suites 102 & 103, Pasco, WA
MLS 279202

Contact

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SUMMARY

This building is located in the King City area of Pasco surrounded by many light industrial users offering easy highway access.

This space includes one 14' x 16' grade level door and one 8' x 9' dock high door.

Space also has store front glass allowing for client/guest reception with office space on the main and second floor.

Eave height is 30'.

Sprinkler System already installed.

This offering is a sub-lease for a portion of an existing space leased by sub-lessor.

Lease space can be demised depending on sub-tenant's needs.

The current lease terminates June 30, 2029

PRICE

\$0.92/RSF + NNN

7,200 Square Feet
6,020 Warehouse
1,180 Office

ADDRESS

1430 E Hillsboro St, Suite
Pasco, WA 99301

CONTACT

Kirt Shaffer
Office 509.545.3355
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kirt@tippettcompany.com
2815 St, Andrews Loop, Suite F
Pasco, WA 99301

ZONING

I-1 Light Industrial District

UTILITIES

Water: City of Pasco

Sewer: City of Pasco

Power: Franklin PUD

TAX PARCEL

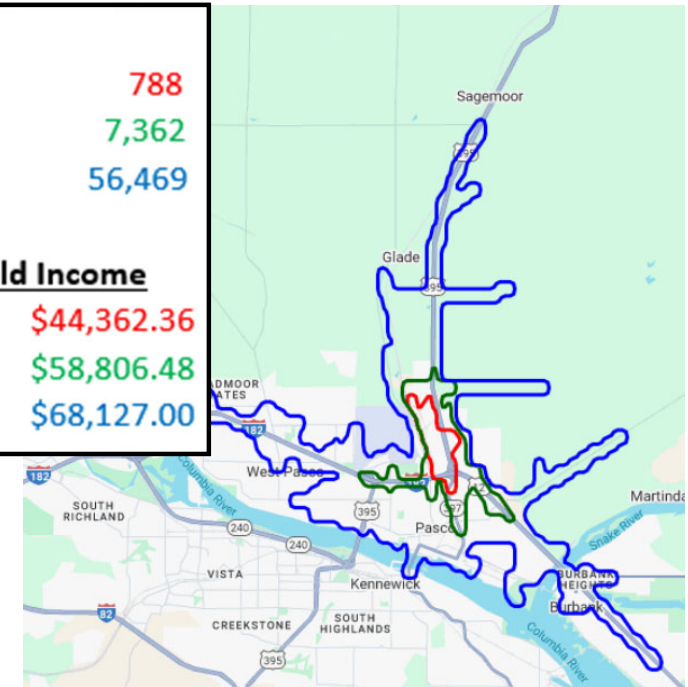
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TRAFFIC COUNTS

ADT: 1,000 to 5,000

DEMOGRAPHICS

Population	
3 Minute	788
5 Minute	7,362
10 Minute	56,469
Avg. Household Income	
3 Minute	\$44,362.36
5 Minute	\$58,806.48
10 Minute	\$68,127.00



LINKS

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

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

PASCO, WA - DEMOGRAPHICS

Demographics are determined by a 10 minute drive from 1430 East Hillsboro Street, Pasco, WA 99301

CITY, STATE

Pasco, WA

POPULATION

56,469

AVG. HHSIZE

3.15

MEDIAN HH INCOME

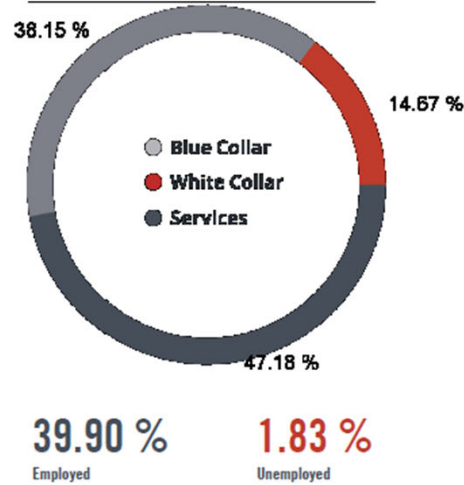
\$52,233

HOME OWNERSHIP

Renters: **6,316**

Owners: **10,059**

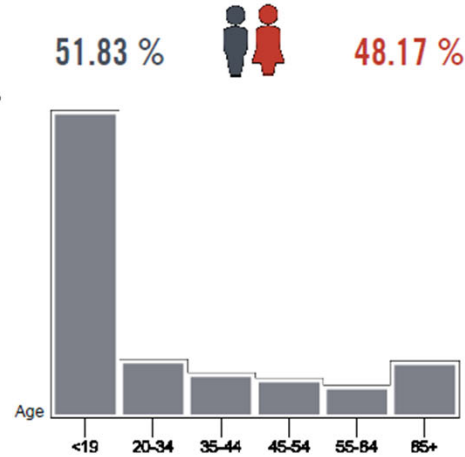
EMPLOYMENT



EDUCATION

High School Grad: **23.01 %**
 Some College: **18.34 %**
 Associates: **8.01 %**
 Bachelors: **17.34 %**

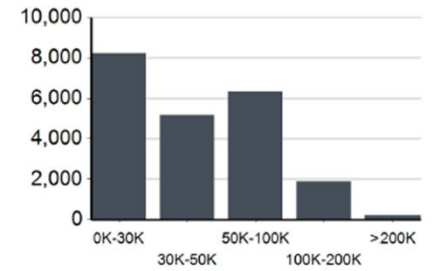
GENDER & AGE



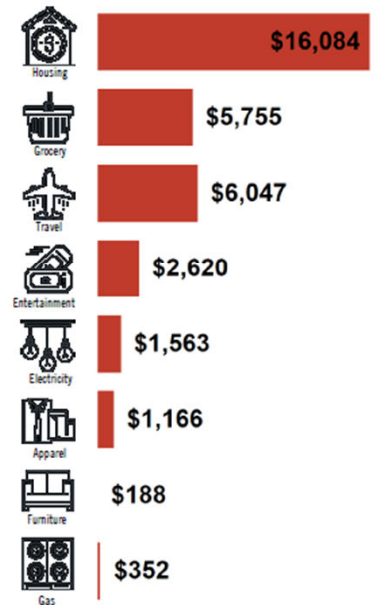
RACE & ETHNICITY

White: **20.94 %**
 Asian: **0.09 %**
 Native American: **0.17 %**
 Pacific Islanders: **0.02 %**
 African-American: **0.33 %**
 Hispanic: **45.42 %**
 Two or More Races: **33.02 %**

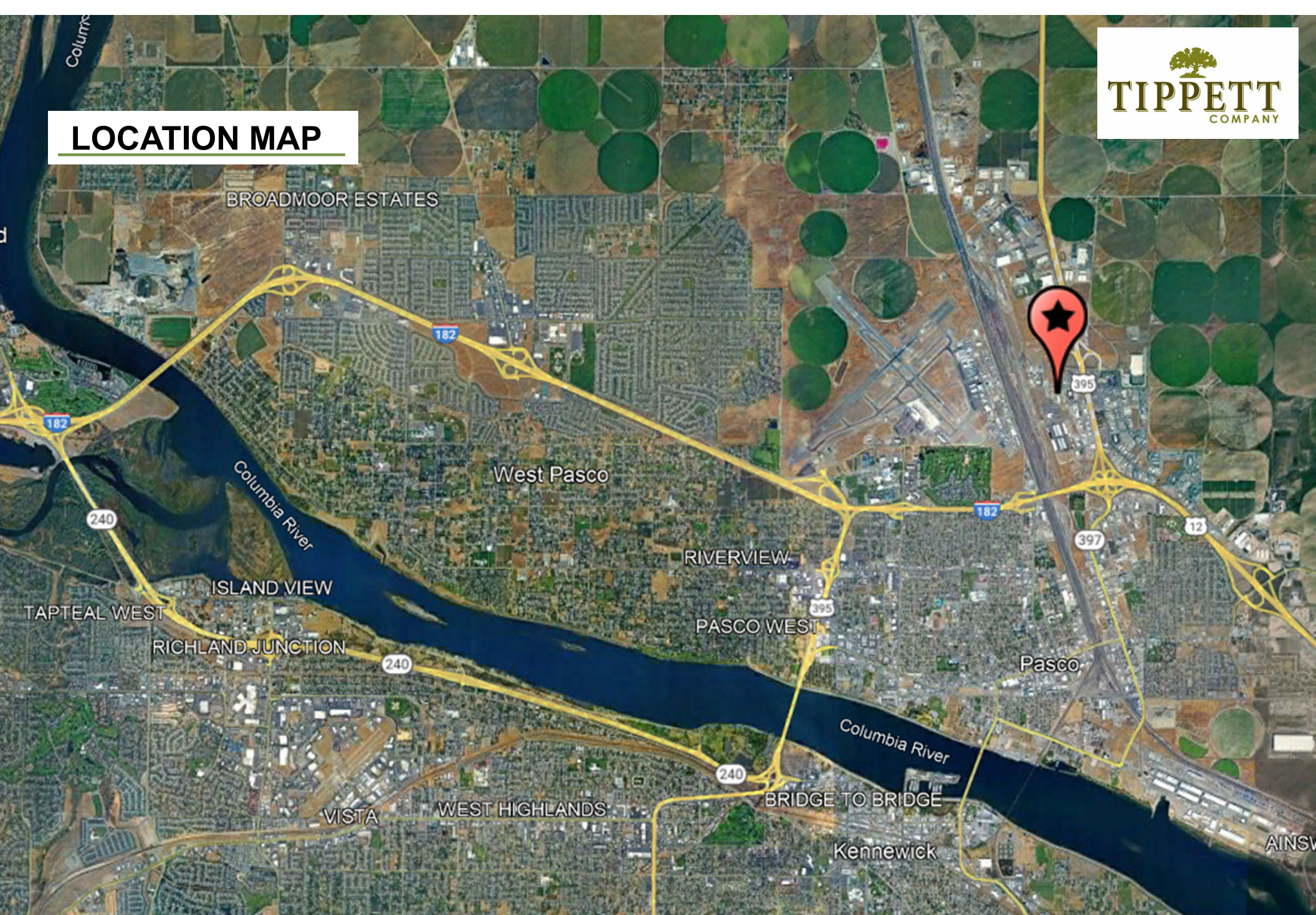
INCOME BY HOUSEHOLD



HH SPENDING



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



Subject Property

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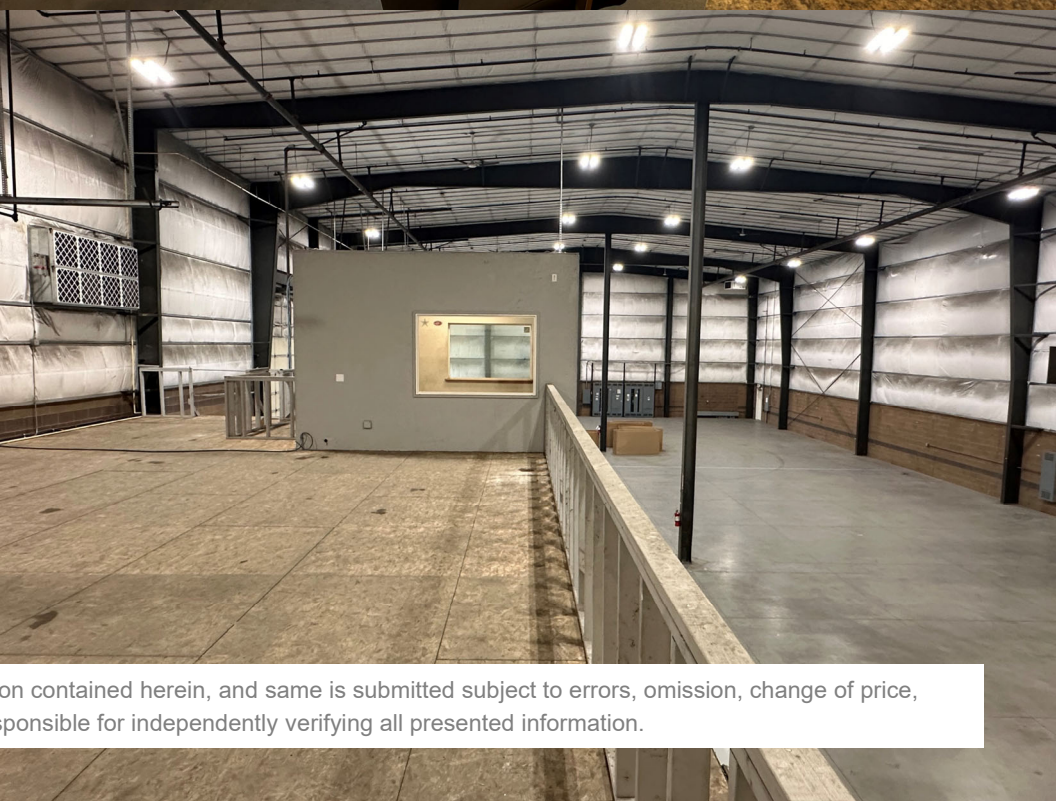
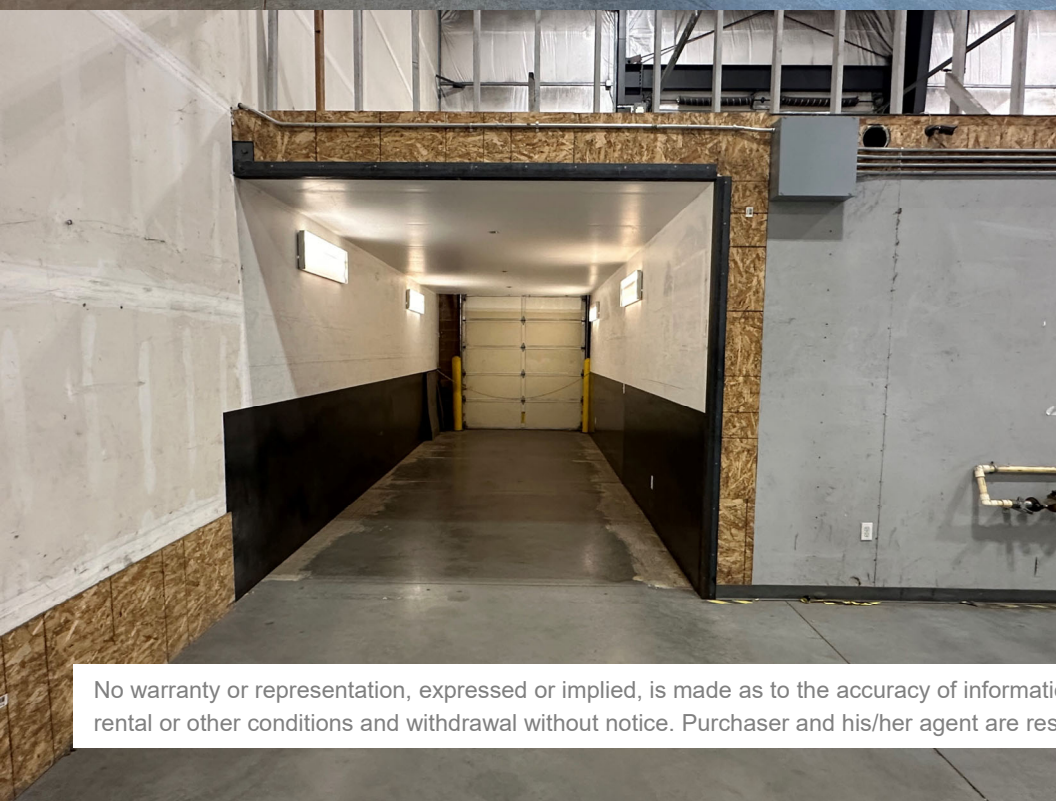


PHOTOS



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