



2060 N Commercial Ave

Building B, Suite 101, Pasco, WA
MLS #287624

Contact

Kirt Shaffer | 509.521.9183
kirt@tippettcompany.com

SUMMARY

Suite 101 at 2060 N Commercial Avenue provides approximately 8,750 square feet of versatile light-industrial space in Pasco, Washington, including 750 square feet of office and 8,000 square feet of warehouse area. The clear-span warehouse features a 20-foot eave height, three oversized grade-level truck doors, three-phase power, and direct access to a fenced storage yard with paved parking.

With I-1 Light Industrial zoning and a practical combination of office, warehouse, loading, and outdoor storage areas, the property offers an attractive solution for industrial users seeking functional space for warehousing, distribution, service operations, or light manufacturing. The suite is offered for lease at separate office and warehouse rates, plus NNN expenses.

FOR LEASE

Suite 101

750 SF Office	\$1.55/SF
8,000 SF Warehouse	\$1.00/SF
NNN	\$0.10/SF

ADDRESS

2060 N Commercial Ave, Building B
Pasco, WA 99301

CONTACT

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www.tippettcompany.com

ZONING

I-1 Light Industrial

UTILITIES

Power: "3-Phase 120/208 V 400 Amps"

Water: City of Pasco

Sewer:

Gas:

Internet:

BUILDING SPECIFICS

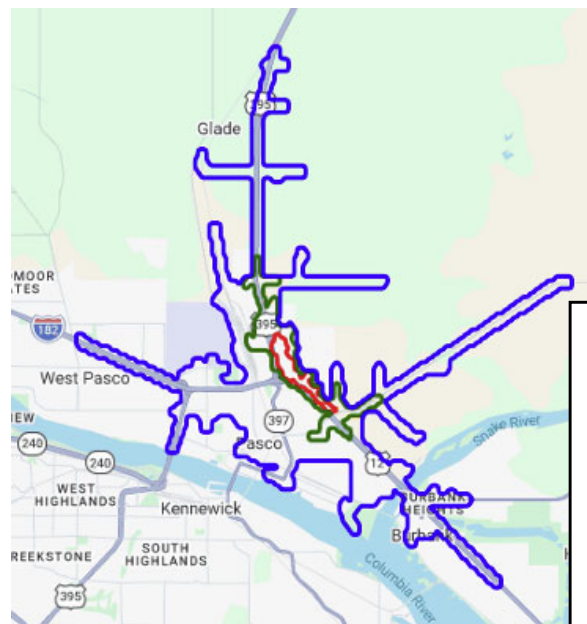
Power: 208 3 Phase / 400 Amp

Grade Level Doors: (2) 16' X 16' and (1) 12' x 12'

TAX PARCEL

113-520-359

DEMOGRAPHICS (CBA)



Population

3-Minutes	623
5-Minutes	27,399
10-Minutes	34,890

Avg. Household Income

3-Minutes	\$51,103
5-Minutes	\$38,850
10-Minutes	\$46,015

LINKS (Delete one below and move if needed then delete this note)

Municipal

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

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

Municipal

<https://www.go2kennewick.com/>

<https://www.co.benton.wa.us/>

Economic Development

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

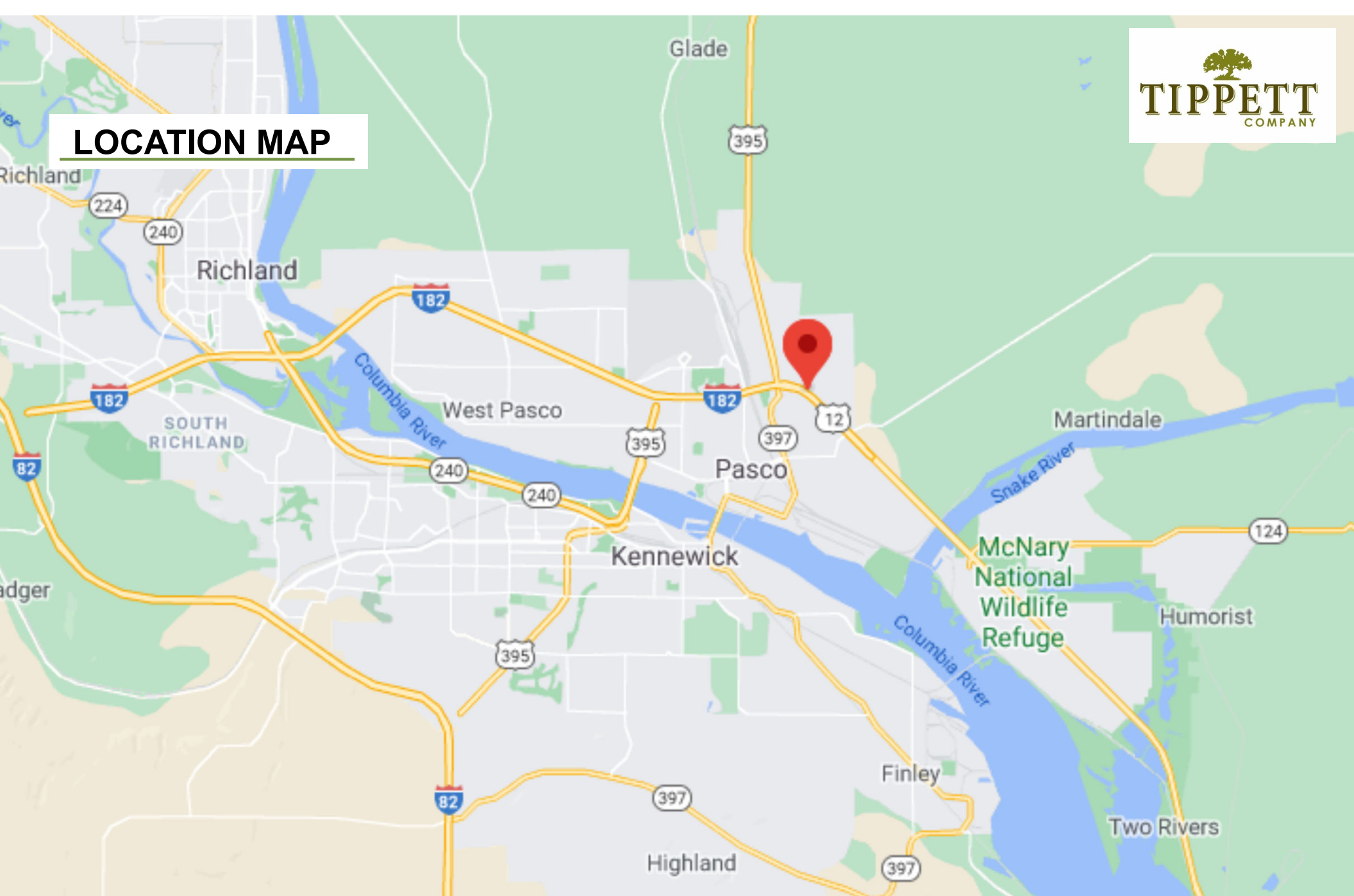
<https://www.tridec.org/>

Economic Development

<https://portofbenton.com/>

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

LOCATION MAP



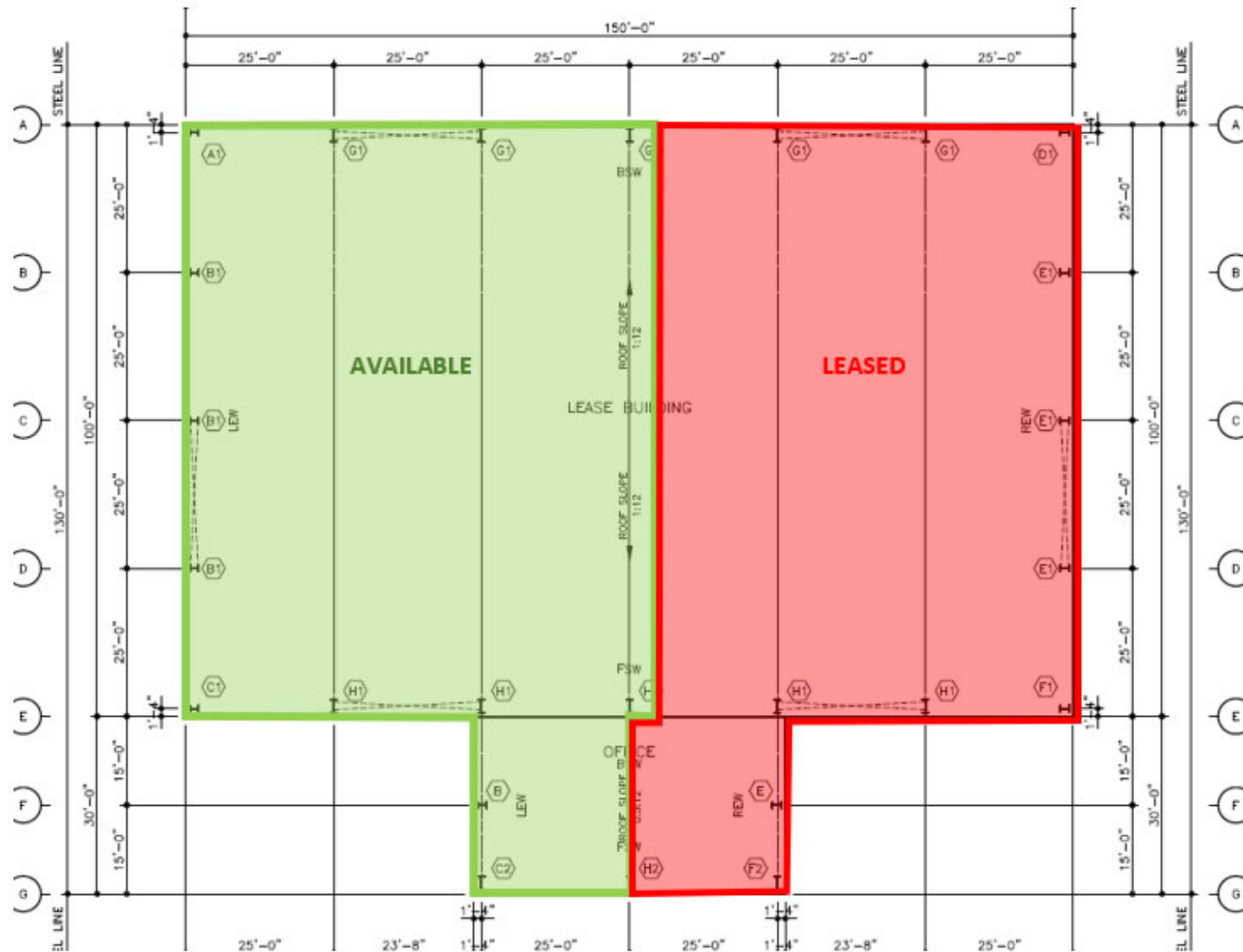
No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently verifying all presented information.

AERIAL VIEWS



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FLOOR PLAN



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UTILITIES



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AREA BUSINESSES

Rotschy
Inc.

PHASE 2
ELECTRICAL

SPRAGUE

BFL
BUSINESS FUEL
MANUFACTURING CO.

PARR
Lumber

CCS

FLYNN

ABSOLUTE
CRANES

LOGAN ZENNER
SEEDS, INC.

TIPPETT
COMPANY
The Trucking Academy

bdi
BASKIN DISPOSAL, INC.

United
Rentals

E Frontier Loop

BULK SERVICE
James J. Williams
TRANSPORT

PAPÉ

WESTERN
STATES

CAT

V

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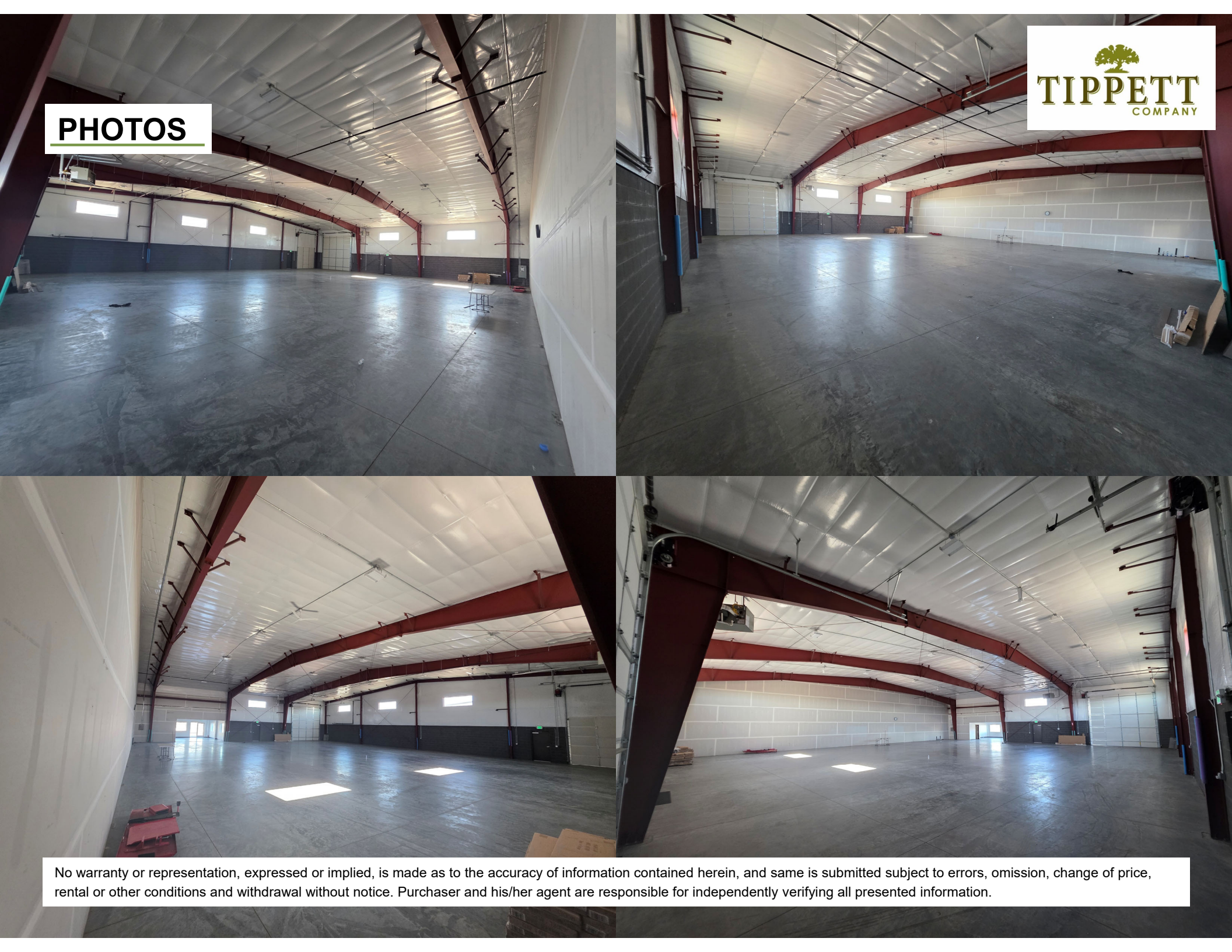
PHOTOS



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PHOTOS



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