



## 17 Bay Warehouse

1101 N Utah Ave, Ste A-Q, Pasco, WA 99301  
MLS 279613

### Contact

---

Kirt Shaffer | 509.521.9183  
kirt@tippettcompany.com

## **SUMMARY**

---

Building has 17 14' x 14' grade level doors offering a tremendous amount of flexibility in the use of this building.

Building is 20' clear span.

A portion of the building is plumbed for pneumatic lines.

Currently building has  $\pm$  748 of office space. Landlord is willing to build out more office space if needed.

The building is located two blocks off a main traffic arterial and a 3/4 mile from a major highway interchange allowing easy access to all directions of travel.

## **TAX PARCEL**

---

Franklin County Parcel # 113-473-085

## **PRICE**

---

\$1.05/SF + NNN – Warehouse RSF  
\$1.65/SF + NNN – Office RSF  
(2025 Estimated NNN = \$0.12/RSF)

Total Building = 23,404 RSF  
Bays A-H = 10,454 RSF (748 RSF Office Space)  
Bays I-L = 5,600 RSF  
Bays M-Q = 7,350 RSF

## **ADDRESS**

---

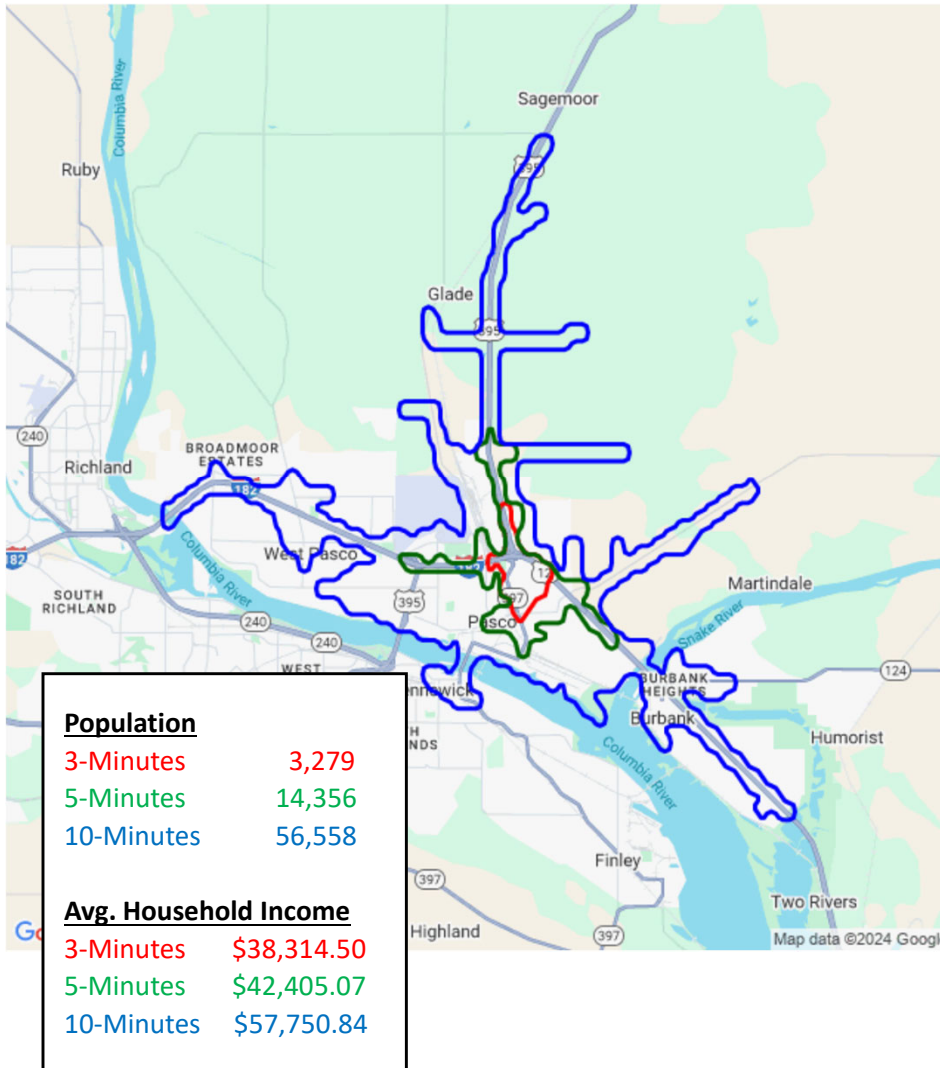
1101 N Utah Ave, Ste A-Q  
Pasco, WA 99301

## **CONTACT**

---

Kirt Shaffer  
Office 509.545.3355  
Mobile 509.521.9183  
[kirt@tippettcompany.com](mailto:kirt@tippettcompany.com)  
2815 St, Andrews Loop, Suite F  
Pasco, WA 99301

## DEMOGRAPHICS



## ZONING

C-3 General Business District

## UTILITIES

Water: City of Pasco

Sewer: City of Pasco

Power: Franklin PUD

## LINKS

Municipal

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

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

Economic Development

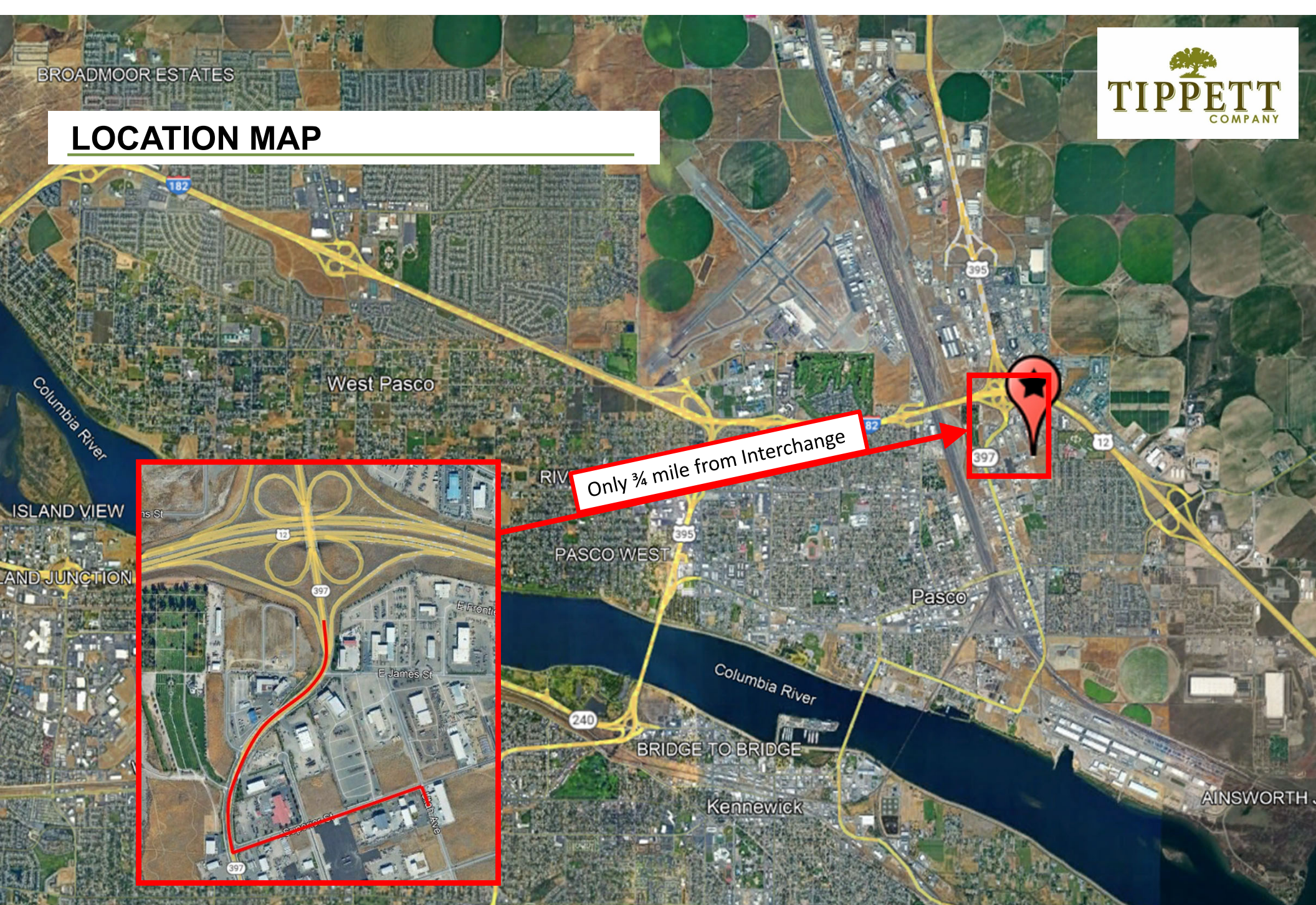
<https://www.portofpasco.org/>

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

BROADMOOR ESTATES



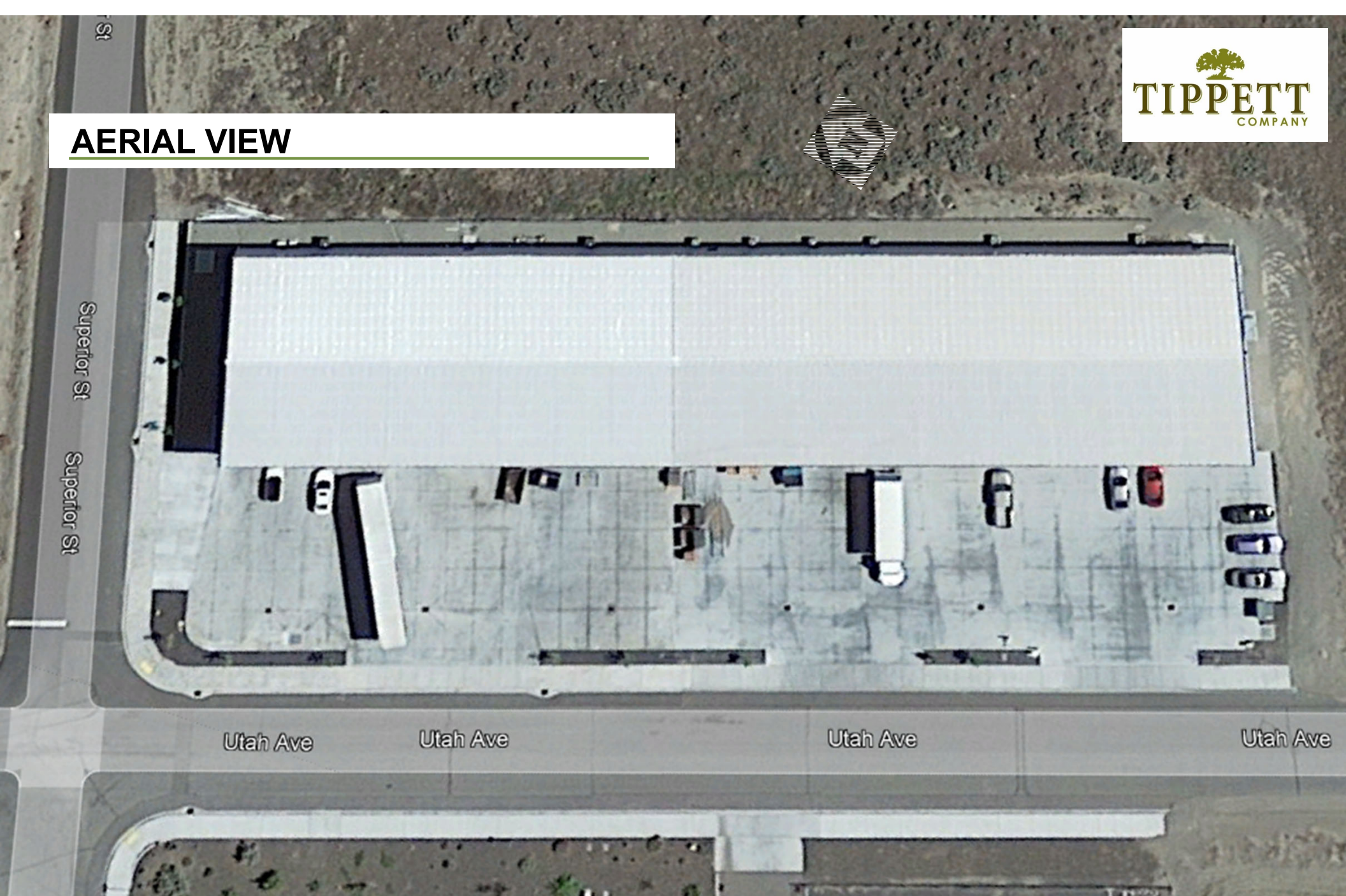
# LOCATION MAP



Only  $\frac{3}{4}$  mile from Interchange

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



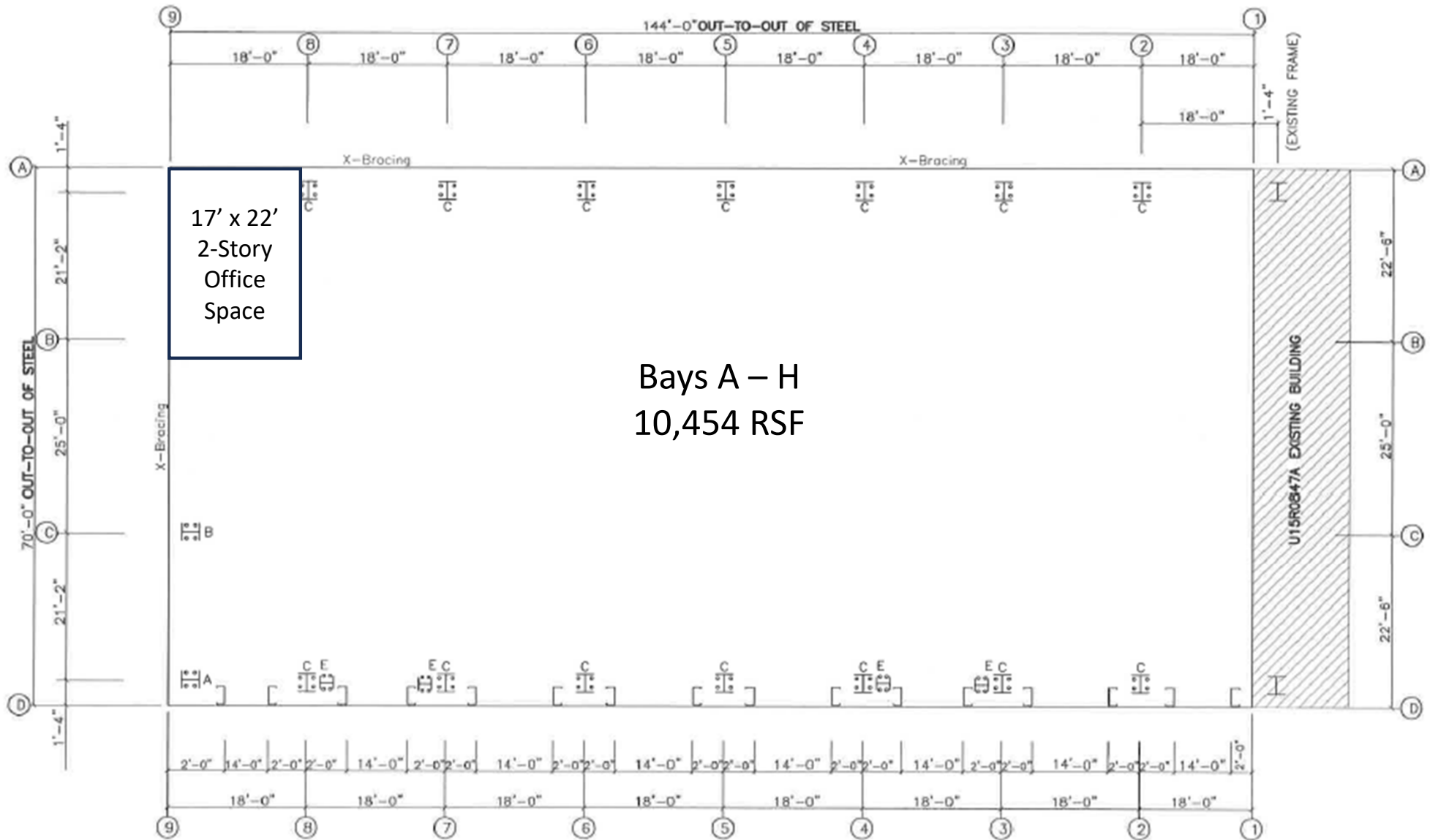
No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently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

# AREA BUSINESSES



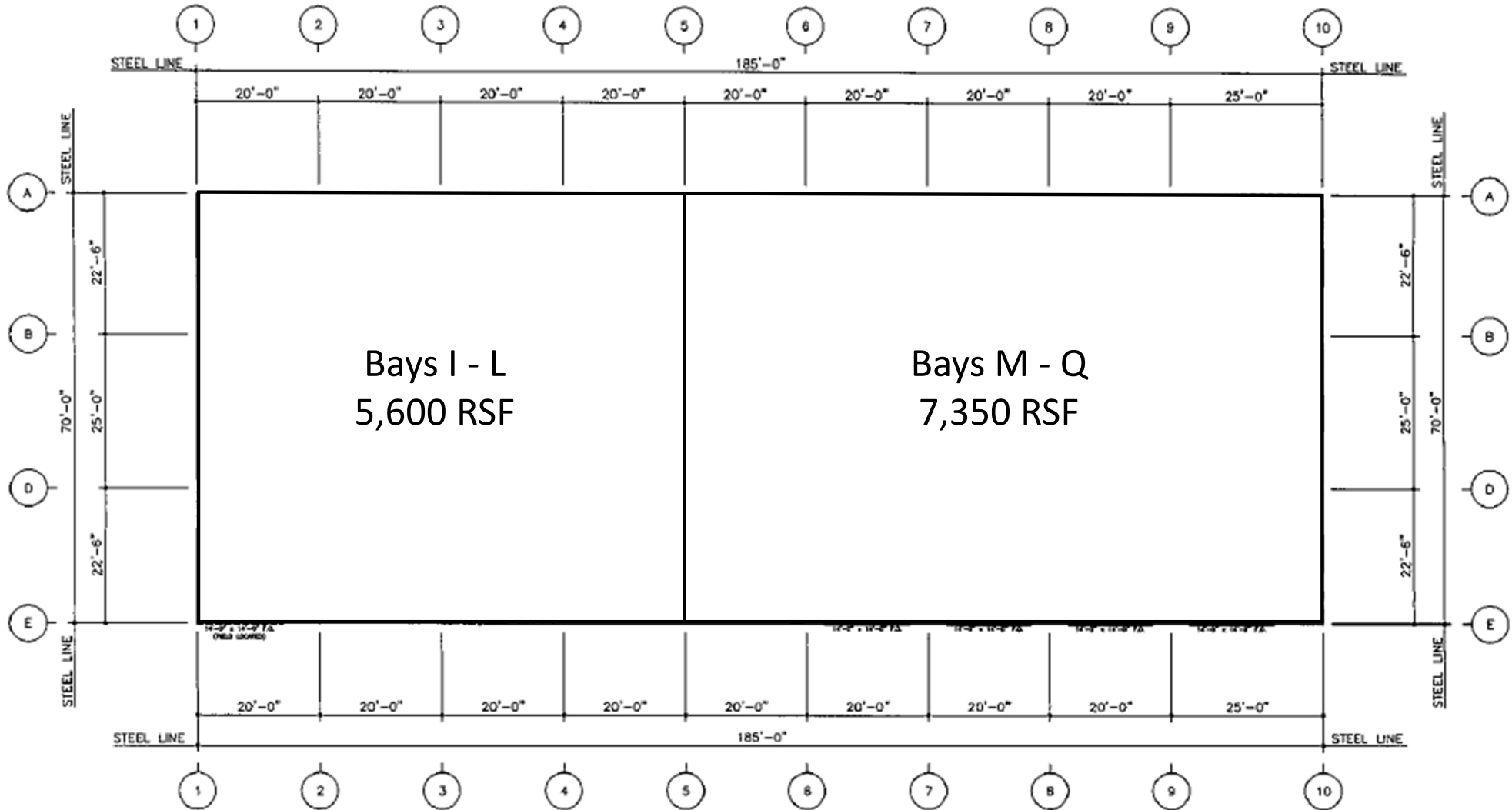
No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently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

# FLOOR PLANS



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.

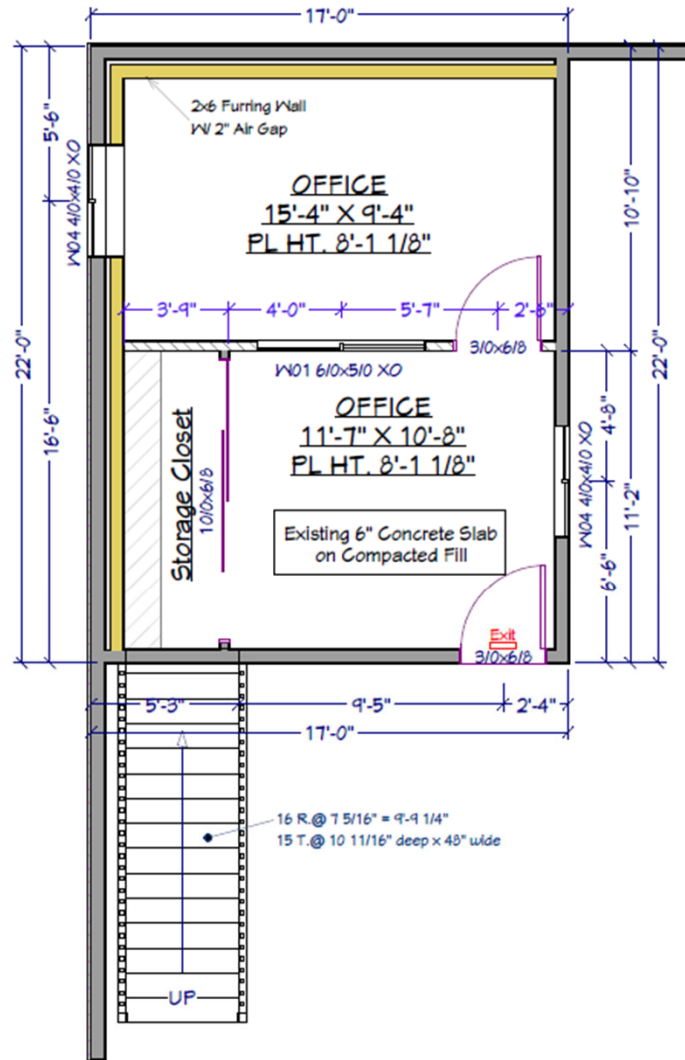
# FLOOR PLANS



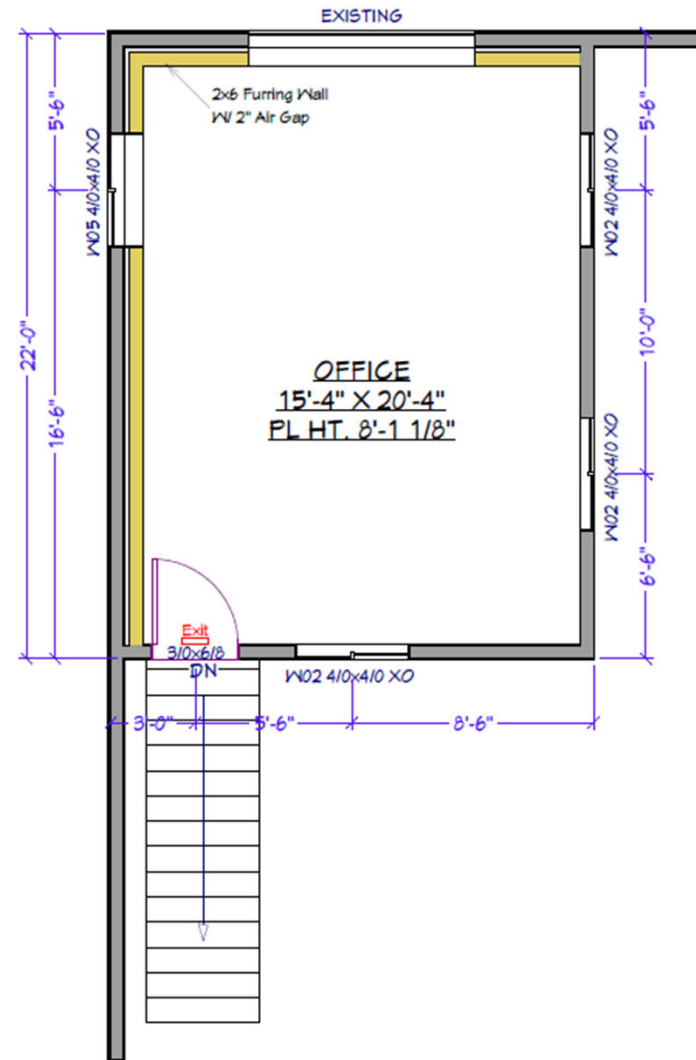
No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently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



# FLOOR PLANS – Office Bays A-H



**1ST FLOOR PLAN**



**2ND FLOOR PLAN**