



## Dual Tenant Warehouse/Office

1237 N. California Ave, Pasco, WA/Franklin County  
MLS# 270523

### Contact

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Kirt Shaffer | 509.521.9183  
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## **SUMMARY**

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This offering is for one half of a two tenant light industrial building.

Building is currently under construction and will be available for occupancy in March 2025.

Located within a ½ mile from interchange of Hwy 397 / Hwy 12 / and I-82. Offering easy access to all points North, South, East and West.

Construction of streets and street frontage on South and West sides will be completed for this lot.

Multiple configurations of Office/Warehouse space currently available.

Note: Current aerial mapping does not reflect all of the recent and current development in this area.

## **NNN Lease**

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Warehouse (up to 9,600 SF)	\$1.05/SF
Office (1,400 SF)	\$1.60/SF
NNN (2024 estimated)	\$0.11/SF
Total building size	22,000 SF
Total Lot size	2.49 AC

## **ADDRESS**

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1237 N. California Ave, Pasco, WA 99301

## **TAX PARCEL NO.**

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Franklin Co. 113-484-114

## **ZONING**

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Zoned: C-3 Commercial General

## **UTILITIES**

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Electrical: Franklin County PUD

Gas: Cascade Natural Gas

Water/Sewer: City of Pasco

## **BUILDING SPECIFICATIONS**

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Power: 3-Phase 120/208 V 400 Amp

Grade Level Doors: 14' x 14'

Space: Clear Span with 20' eave heights

## **CONTACT**

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Kirt Shaffer

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Pasco, WA 99301

## **LINKS**

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Municipal

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

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

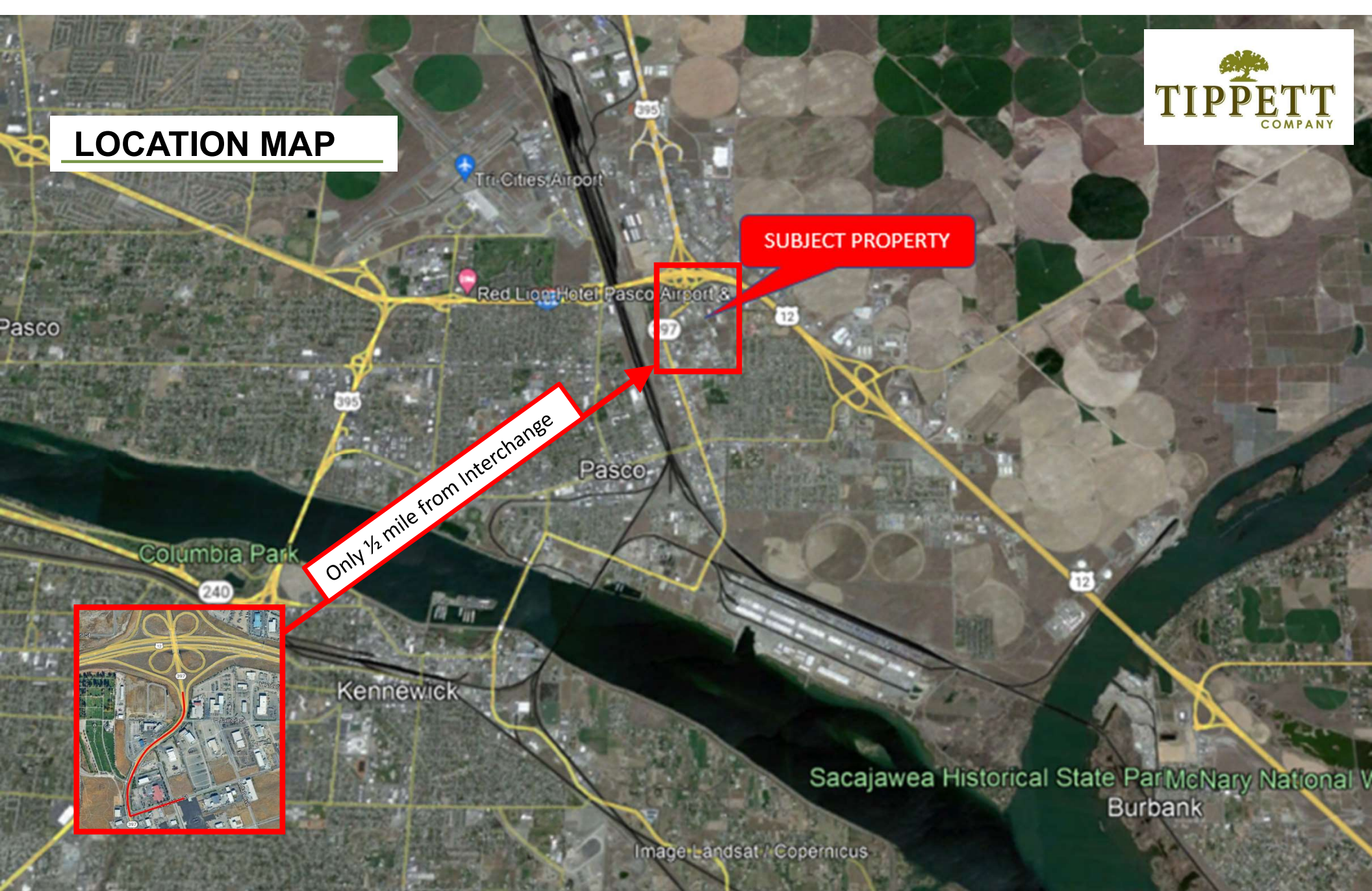
Economic Development

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

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



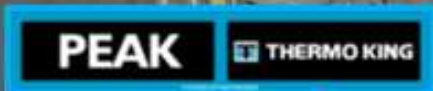
# LOCATION MAP



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# AREA BUSINESSES



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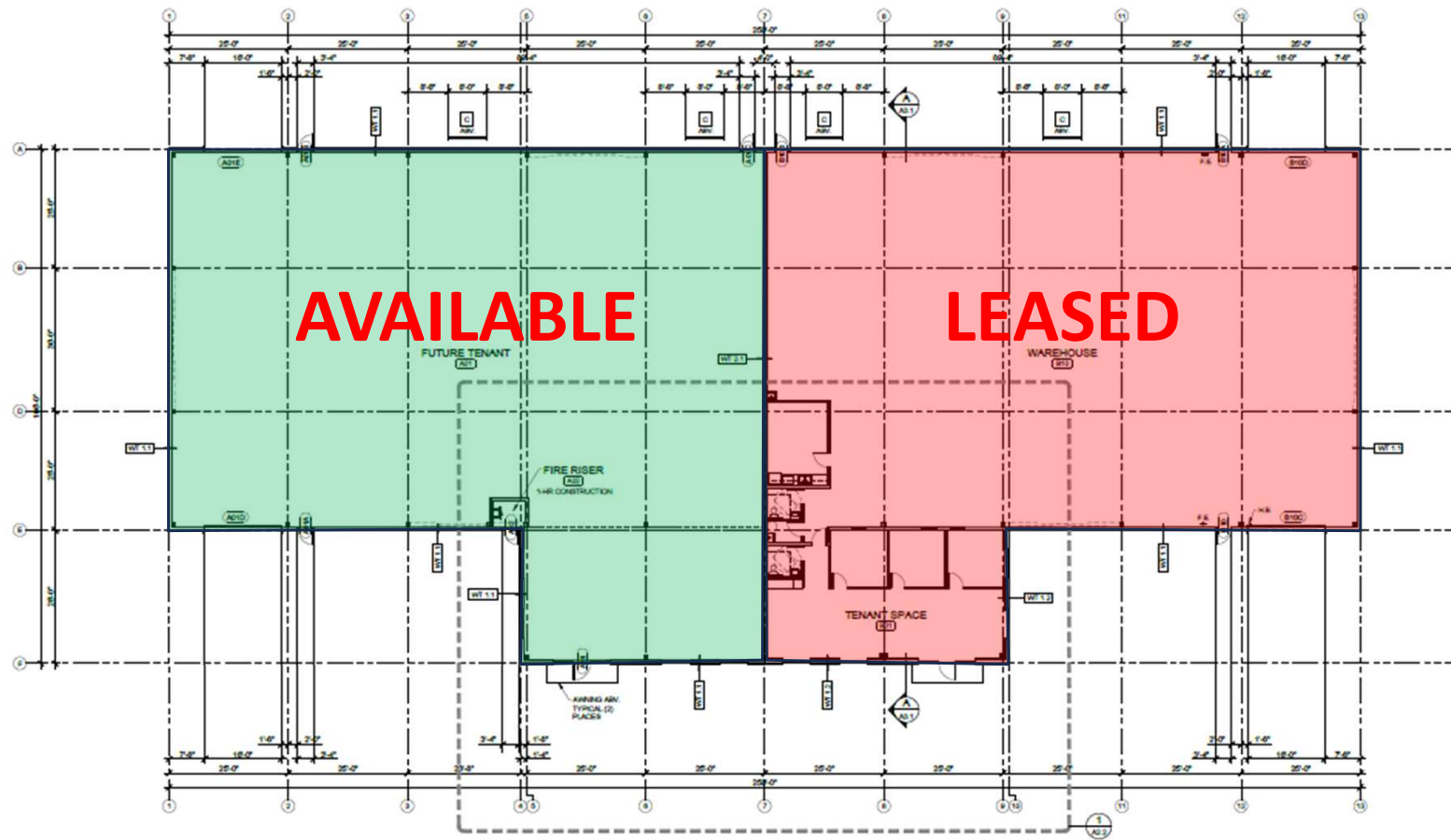
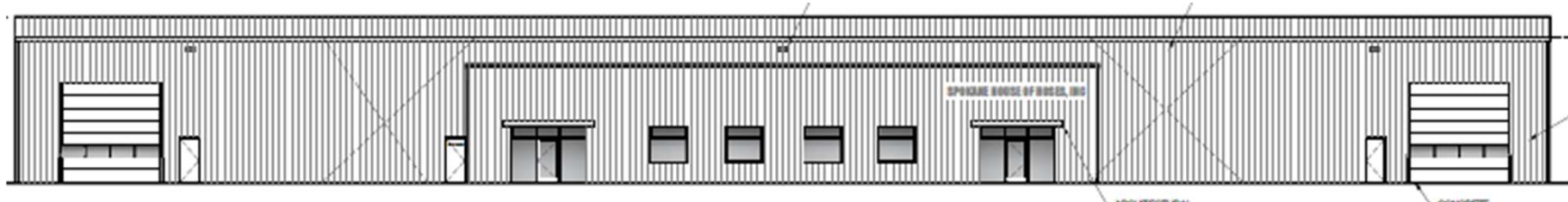


# AERIAL VIEW



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# FLOOR PLANS



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