



## 2005 E. Superior St

Pasco, WA

MLS #267989, 273449 & 273450

### Contact

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## **SUMMARY**

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### **AVAILABLE – May, 2025**

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.

## **FOR LEASE**

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Warehouse (5,437 – 24,055)	\$1.05/SF
Office (size negotiable)	\$1.65/SF
NNN (2025 estimated)	\$0.11/SF

Total building size	24,055 SF
Total Lot size	60,548 SF (1.39 acres)

## **ADDRESS**

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2005 E. Superior Street  
Pasco, WA

## **TAX PARCEL**

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113-474-018

## ZONING

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Zoned: C-3 Commercial General

## UTILITIES

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Electrical: Franklin County PUD

Gas: Cascade Natural Gas

Water: City of Pasco – Included in NNN Charges

Septic: Included in NNN Charges

## BUILDING SPECIFICATIONS

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Power: 208/3-Phase

Grade Level Doors: 14' x 14'

Space: Clear Span with 20' eave heights

## CONTACT

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Kirt Shaffer

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## LINKS

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Municipal

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

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

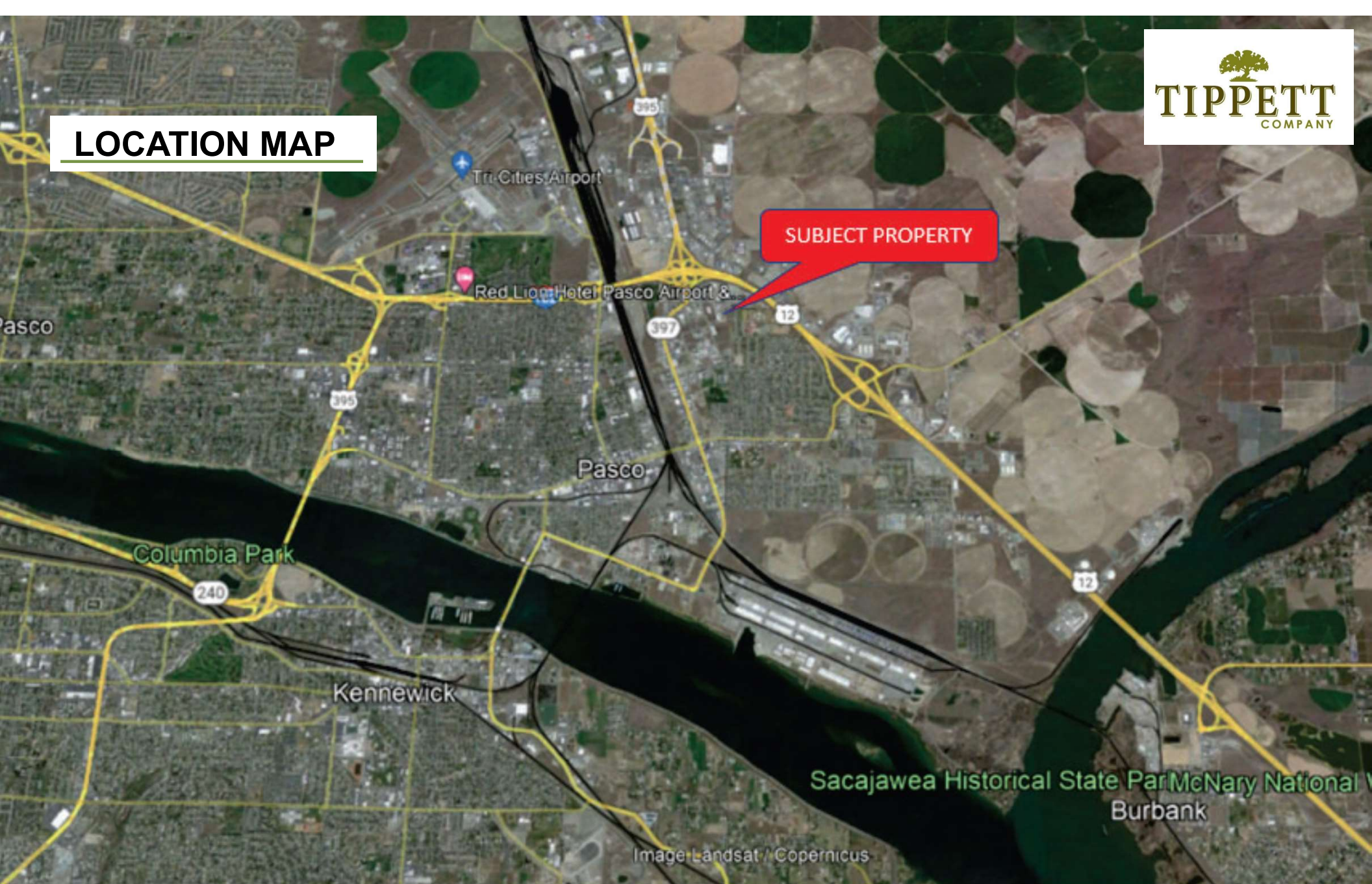
Economic Development

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

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



## LOCATION MAP



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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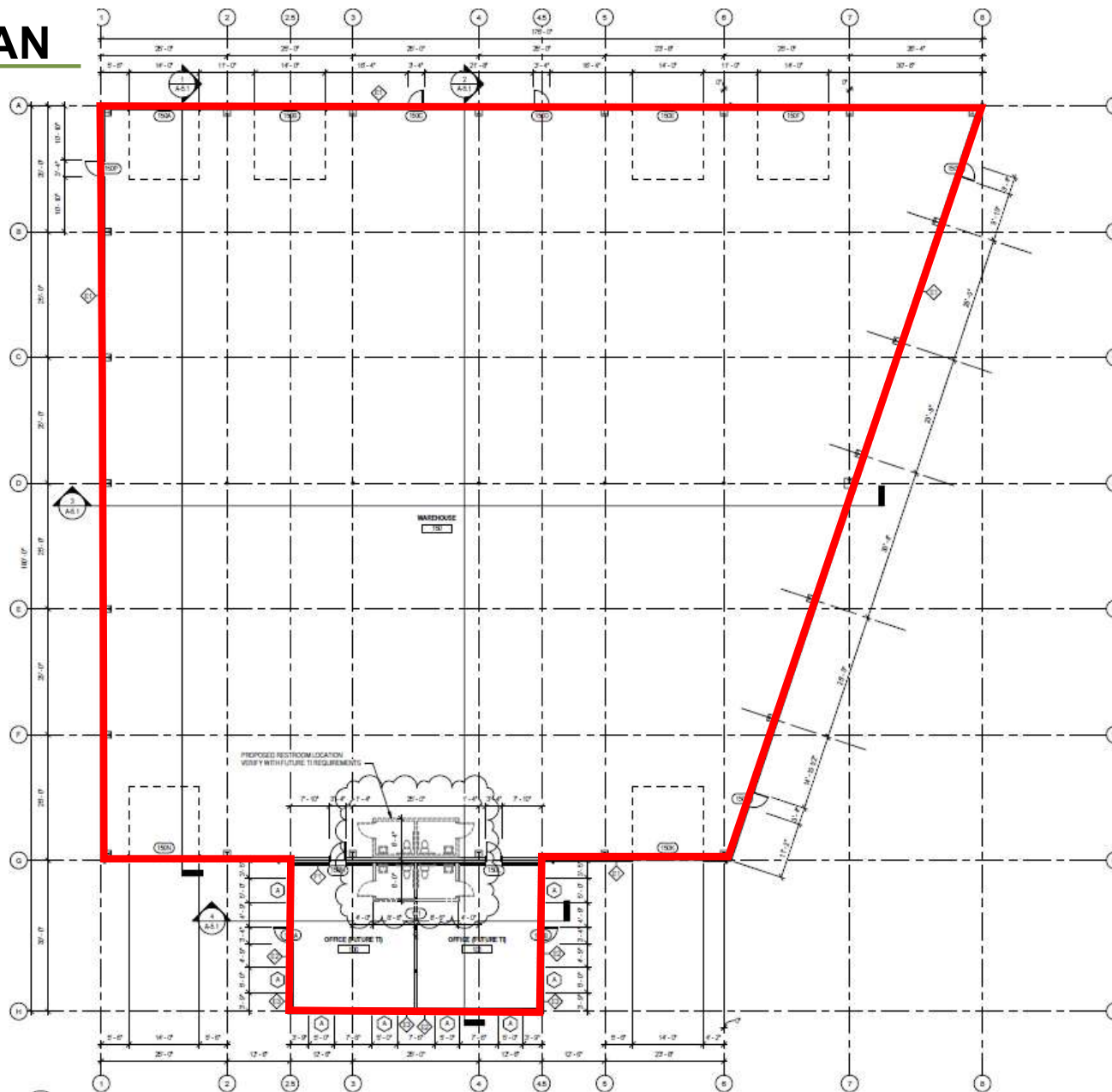
## AREA BUSINESSES



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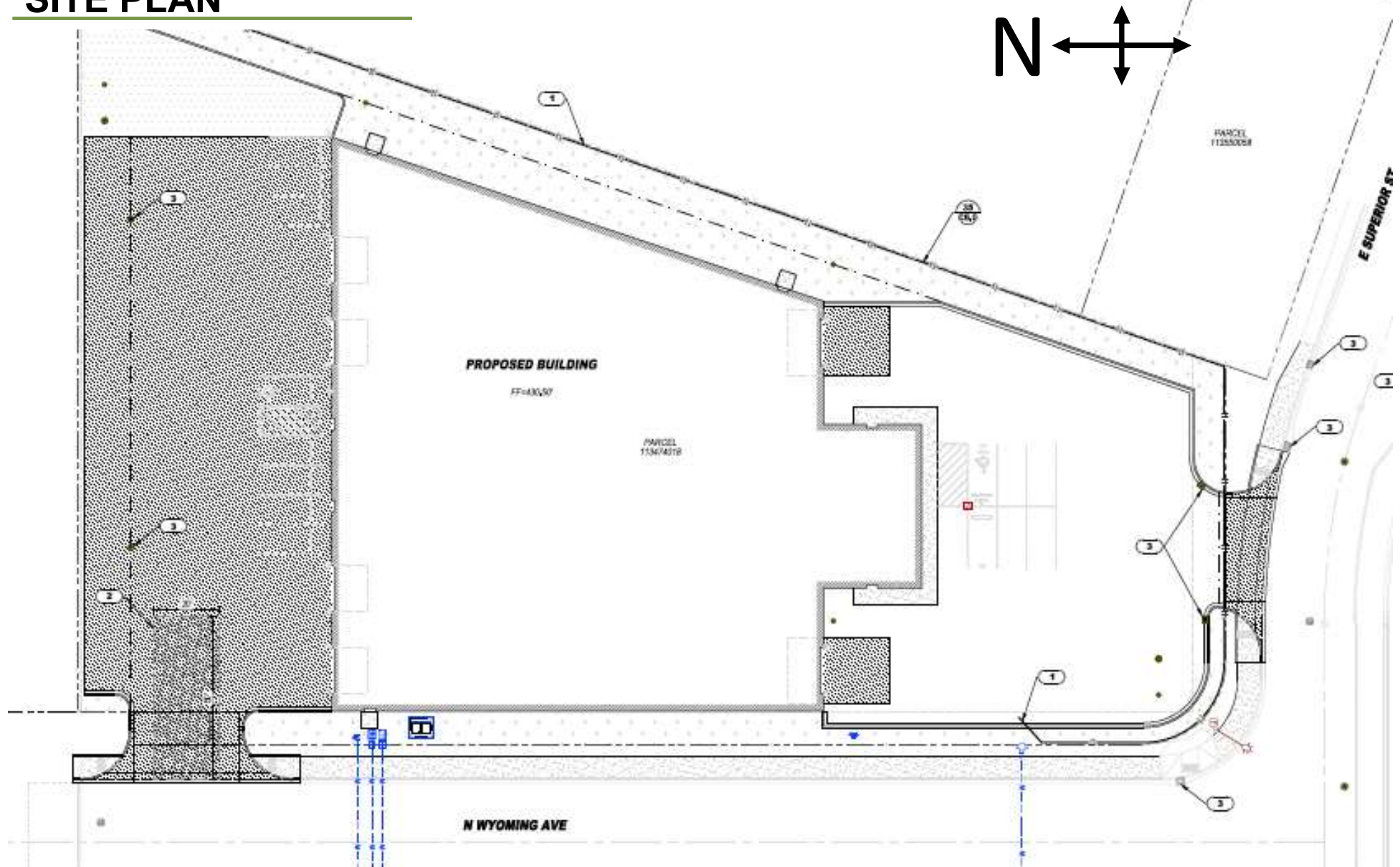


# FLOOR PLAN



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## SITE PLAN



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