



## 2407 N. Commercial Ave., Suite C

Pasco, WA  
MLS #287569

### Contact

---

Kirt Shaffer | 509.521.9183  
kirt@tippettcompany.com

## **SUMMARY**

---

This property, located in Pasco's growing commercial and industrial area.

Premises consists of a 40'x50' (2,000 SF) shop, and a fenced yard space.

## **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

## **PRICE**

---

**Suite C** **\$2,200/MO + NNN**  
2,000 SF Shop + Fenced Yard Space

## **ADDRESS**

---

2407 N. Commercial Ave.  
Pasco, WA 99301

## **TAX PARCEL**

---

113-400-285

## ZONING

---

I-1 Light Industrial

## UTILITIES

---

Power: Franklin PUD

Office/Shop: 200amp/Single Phase

Shop: 200amp/Single Phase

Water: City of Pasco

Sewer: City of Pasco

## LINKS

---

Municipal

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

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

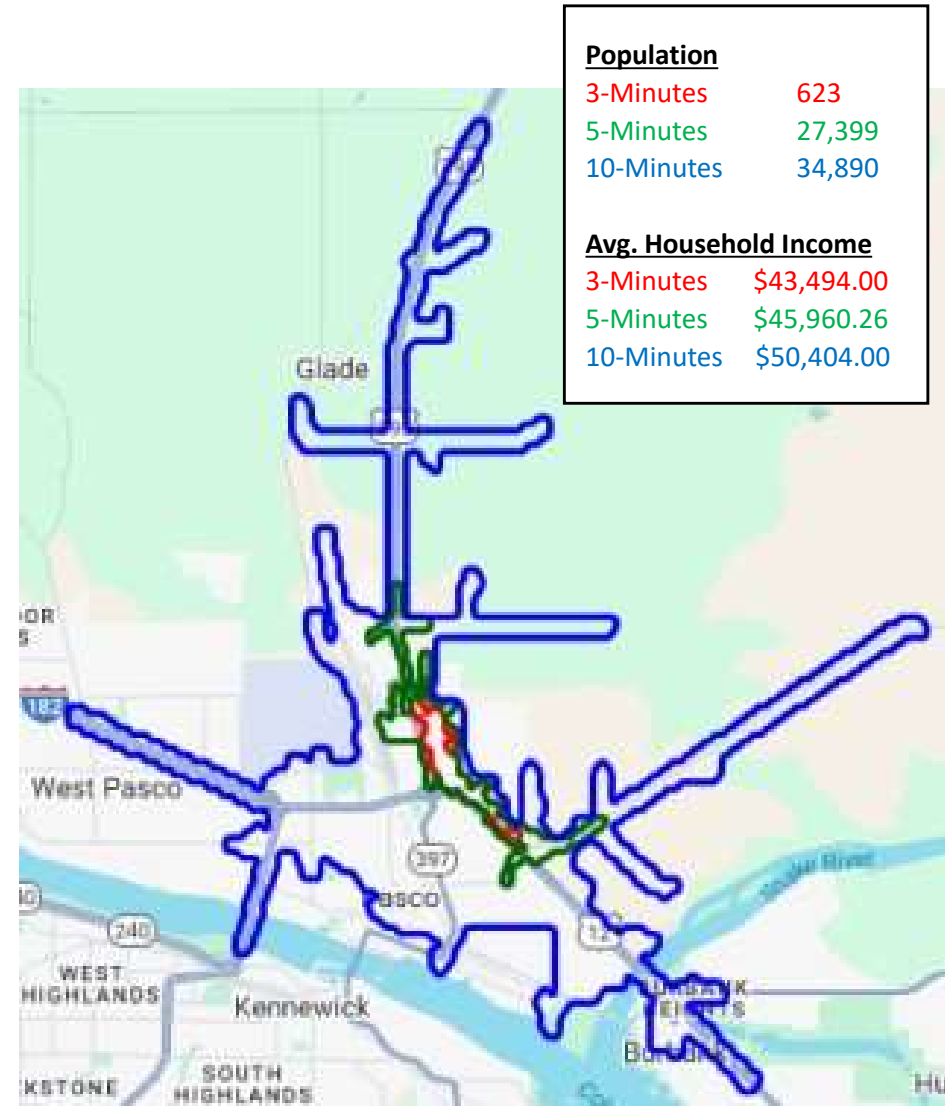
Economic Development

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

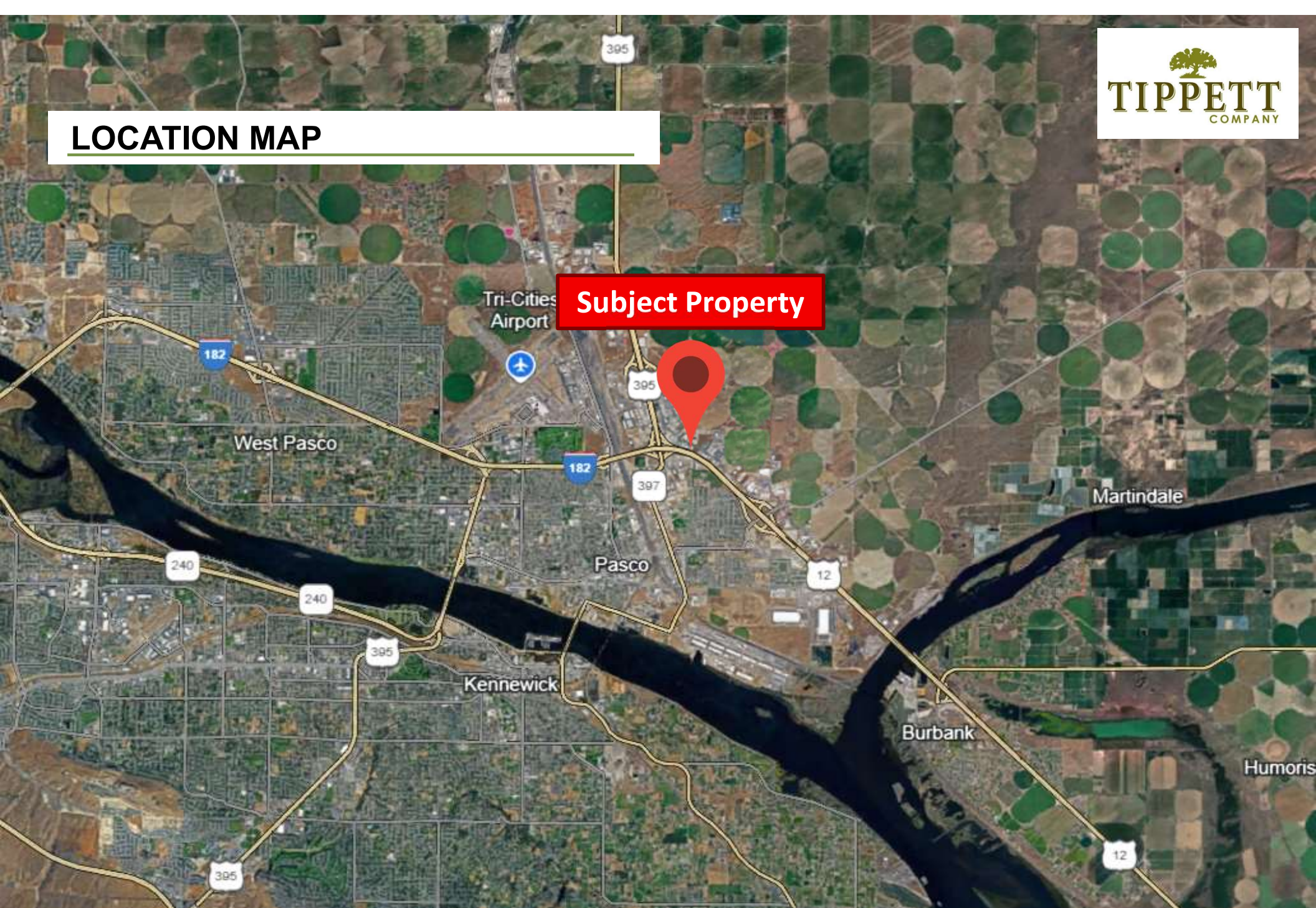
<https://www.tridec.org/>

## DEMOGRAPHICS (CBA)

---



## 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**

Fenced area

Suite C:  
2,000 SF Shop



# AREA BUSINESSES

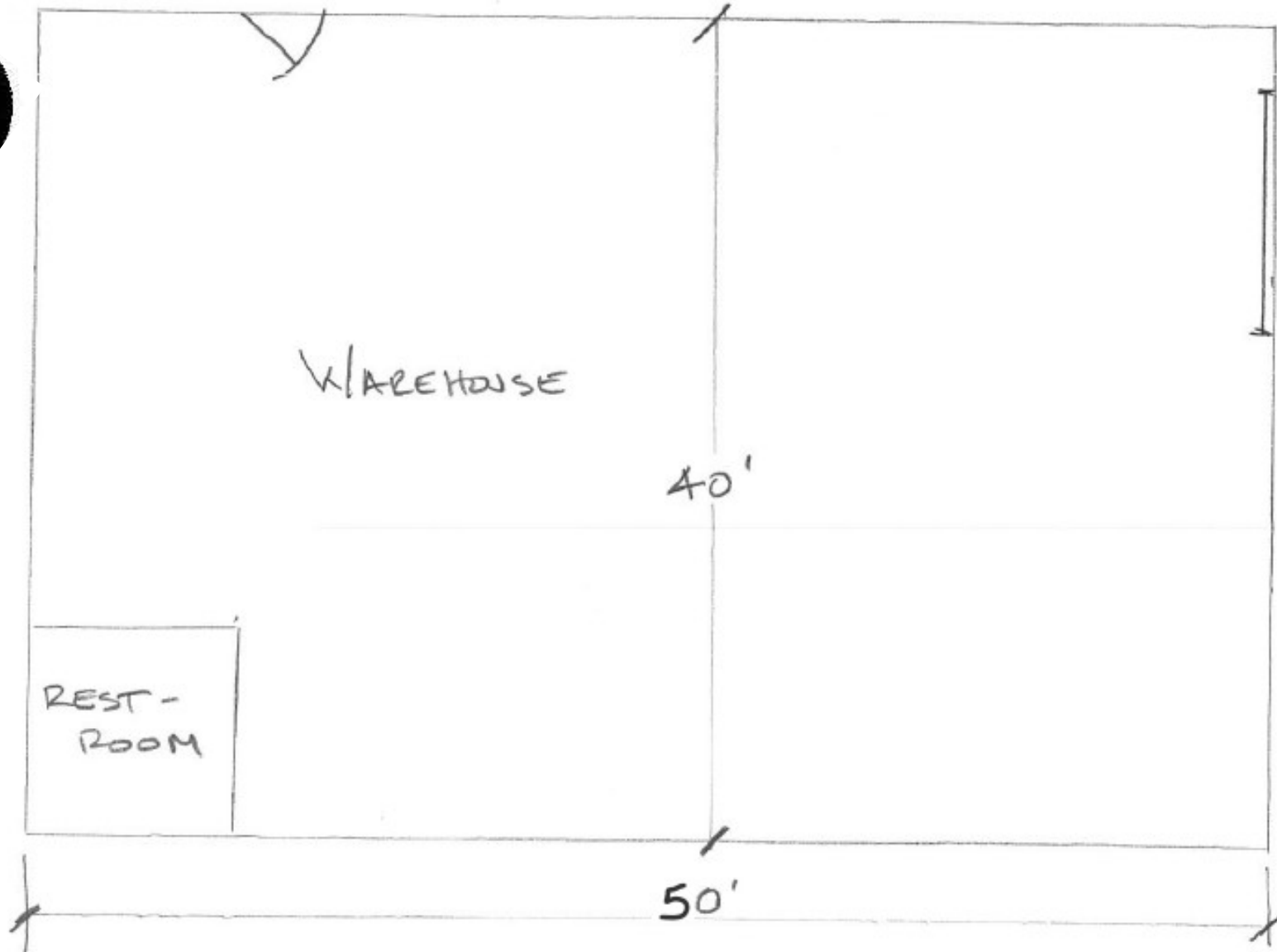


Adams St



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 - Suite C - Warehouse

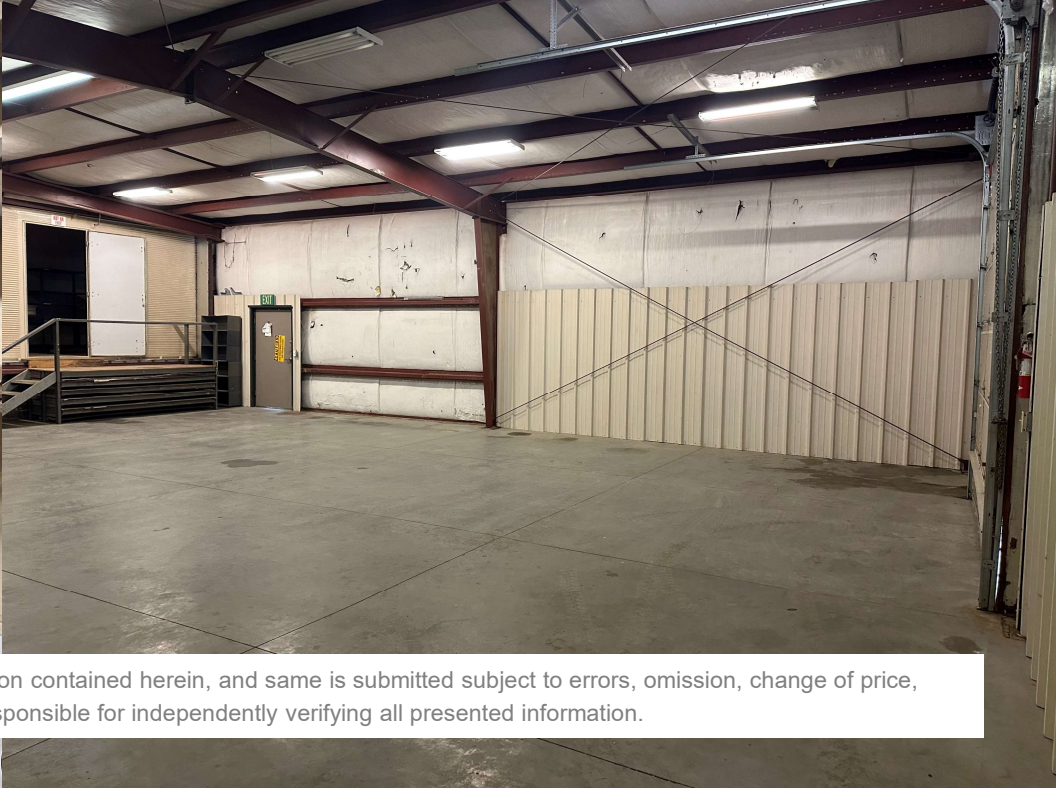


## **PHOTOS - SUITE C EXTERIOR**



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.

## PHOTOS (Suite C - Warehouse)



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.