



LARGE INDUSTRIAL TRACTS FOR SALE

PASCO, WA
MLS# 266482, #274705 & #274707

Contact

Charles Laird | 509.521.5168
charles@tippettcompany.com

CAPITOL AVENUE INDUSTRIAL CENTER

Light industrial tracts located in the City of Pasco, Washington.

The City of Pasco has experienced significant industrial growth in the last 5 years with Amazon, Dairygold, Reser's Fine Foods, AutoZone, and Tarragon all choosing Pasco to locate in.

The site is in an Opportunity Zone.

SALES PRICE

80 Acre Tract: \$9,600,000 (\$2.75/PSF)

40 Acre Tract: \$6,000,000 (\$3.44/PSF)

20 Acre Tract: \$4,360,000 (\$5.00/PSF)

CONTACT

Charles Laird: 509.521.5168 (c)
charles@tippettcompany.com

Office: 509.545.3355
2815 St Andrews Loop, Suite F
Pasco, WA 99301

ZONING

L1 – Light Industrial

UTILITIES

Sewer – City of Pasco

Water – City of Pasco

Natural Gas – Cascade Natural Gas

Power – Franklin PUD

TAX PARCEL

113-130-415

WATER RIGHTS

No water rights under superseding groundwater permit no. G3-0103 are included in the sales price.

Farm Lease

The property is subject to a farm lease, cancellable under certain conditions.

Well Facility / Pivot

Not included in the sales price.

LINKS

Municipal

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

Economic Development

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

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

Recreation

<https://www.visittri-cities.com/events/>

Opportunity Zone

<https://opportunityzones.hud.gov/resources/map>



SALES PRICE

80 Acre Tract:	\$9,600,000 (\$2.75/PSF)
40 Acre Tract:	\$6,000,000 (\$3.44/PSF)
20 Acre Tract:	\$4,360,000 (\$5.00/PSF)

CONTACT

Charles Laird: 509.521.5168 (c)
charles@tippettcompany.com

Office: 509.545.3355
 2815 St Andrews Loop, Suite F
 Pasco, WA 99301

