


SALE

# NKA East Foster Wells Road

**NKA EAST FOSTER WELLS ROAD**

Pasco, WA 99301

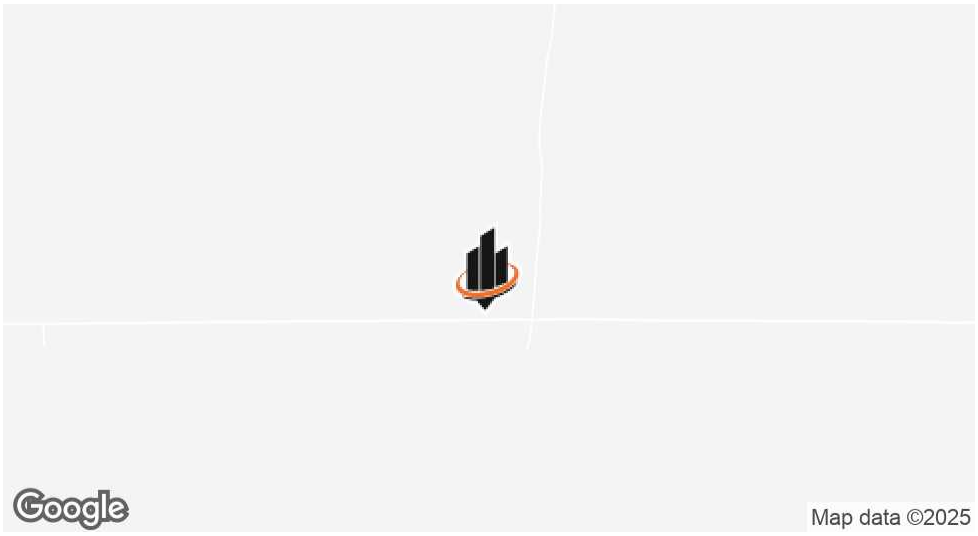
PRESENTED BY:

**SCOTT HOWELL**
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**JAMES WADE**
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# PROPERTY SUMMARY




## OFFERING SUMMARY

| | |
|---|---|
| **SALE PRICE:** | $8,211,056 |
| **LOT SIZE:** | 29.9 Acres |

## PROPERTY DESCRIPTION

Prime frontage off Highway 395 in Pasco. Property Borders Highway 395, the Amazon Distribution Center, Reser's, and Foster Wells Rd. Excellent Highway access in every direction makes this property a prime site to build/develop. Approximately 30 acres of I-1 Light Industrial, in booming Pasco industrial park. Highway exposure and surrounded by industrial growth. Available for immediate development. Call LA for details.

## PROPERTY HIGHLIGHTS

- Prime Light Industrial Land for Owner/User or Developer
- Easy Highway Access and Amazing Visibility off Hwy 395
- Property Borders Hwy 395, Foster Wells Rd, Reser's, and Amazon Distribution Center

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# PROPERTY DETAILS & HIGHLIGHTS

| | |
|---|---|
| **PROPERTY TYPE** | Land |
| **PROPERTY SUBTYPE** | Industrial |
| **APN** | 113-130-157; 113-130-148; 113-130-166; 113-130-175; 113-130-184 |
| **LOT SIZE** | 29.9 Acres |
| **NUMBER OF LOTS** | 5 |

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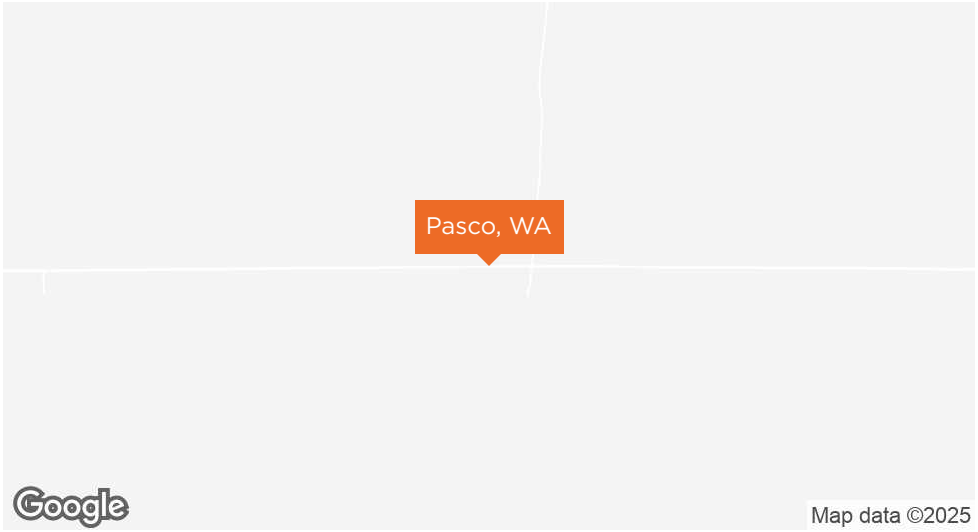



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# CITY INFORMATION







## LOCATION DESCRIPTION

Discover the potential of Pasco, WA, a prime location for Land / Industrial investment. Located in the heart of the Tri-Cities area, the property offers convenient access to major highways and transportation hubs. With proximity to the Columbia River, this area is ideal for businesses requiring shipping and logistics services. Nearby attractions include the Pasco Processing Center, ideal for industrial enterprises, and the Tri-Cities Airport, ensuring easy connectivity. The area also boasts a strong labor force and a favorable business climate, making it an attractive location for industry-focused investors. Explore the abundant opportunities in Pasco, an exceptional choice for your next investment venture.

## LOCATION DETAILS

| | |
|---|---|
| **COUNTY** | Franlin |
| **CROSS STREETS** | Hwy 395 & Foster Wells Rd |

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# ADDITIONAL PHOTOS










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SECTION 1

# Advisor Bios

# ADVISOR BIO 1



## SCOTT HOWELL

Senior Advisor

scott.howell@svn.com
Direct: **509.379.3111** | Cell: **509.379.3111**

## PROFESSIONAL BACKGROUND

Scott graduated from the University of Washington in 2004. Following that Scott went into commercial lending on both the public and private side for more then twelve years, Scott made the transition from lending to Commercial Real Estate in 2017, and is now a Senior Advisor for SVN Retter & Company. Scott, his wife Alissa, and their daughter CeCe enjoy spending their free time golfing, fishing, boating, and smoking meat at their lake house.

**SVN | Retter & Company**
329 N. Kellogg
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# ADVISOR BIO 2




## JAMES WADE

Senior Advisor

james.wade@svn.com

Direct: **509.737.9429** | Cell: **509.521.3724**


## PROFESSIONAL BACKGROUND

With over 35 years of real estate experience working with other professionals, national and regional corporations, governmental entities and valued clients, James has the knowledge and expertise to help your business achieve its goal. His background in marketing, construction management and finance make him uniquely qualified to market your existing location or assist with expansion to new locations. As a consistent high producer James is a member of the Presidents Circle within SVN as well as a top 10% producer in his market. James has demonstrated his commitment to community by working with Boys & Girls Club, Tri-City Residential Services and worked on design, funding and opening of a state-of-the-art skate park in Richland, WA. James is an avid soccer fan and has coached at club, high school and college levels. Married for over 40 years to his amazing wife Peggy and proud father of sons Chandler and Pierce.

## EDUCATION

Central Washington University


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