



FOR SALE

INDUSTRIAL BUILDING ON ±1.1 ACRES

606 S Oregon Avenue | Pasco WA 99301

KIEMLEHAGOOD

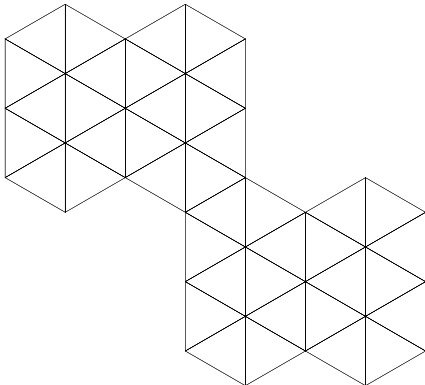
LANCE BACON

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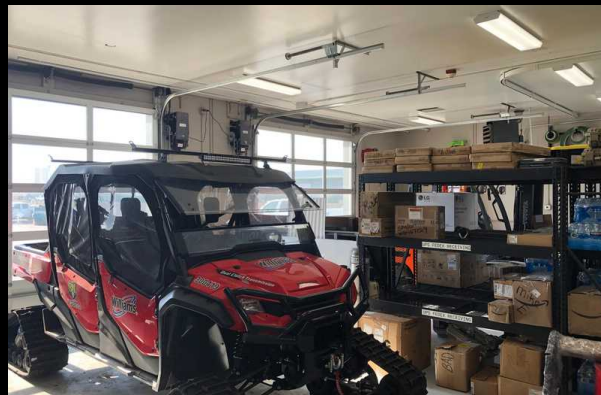
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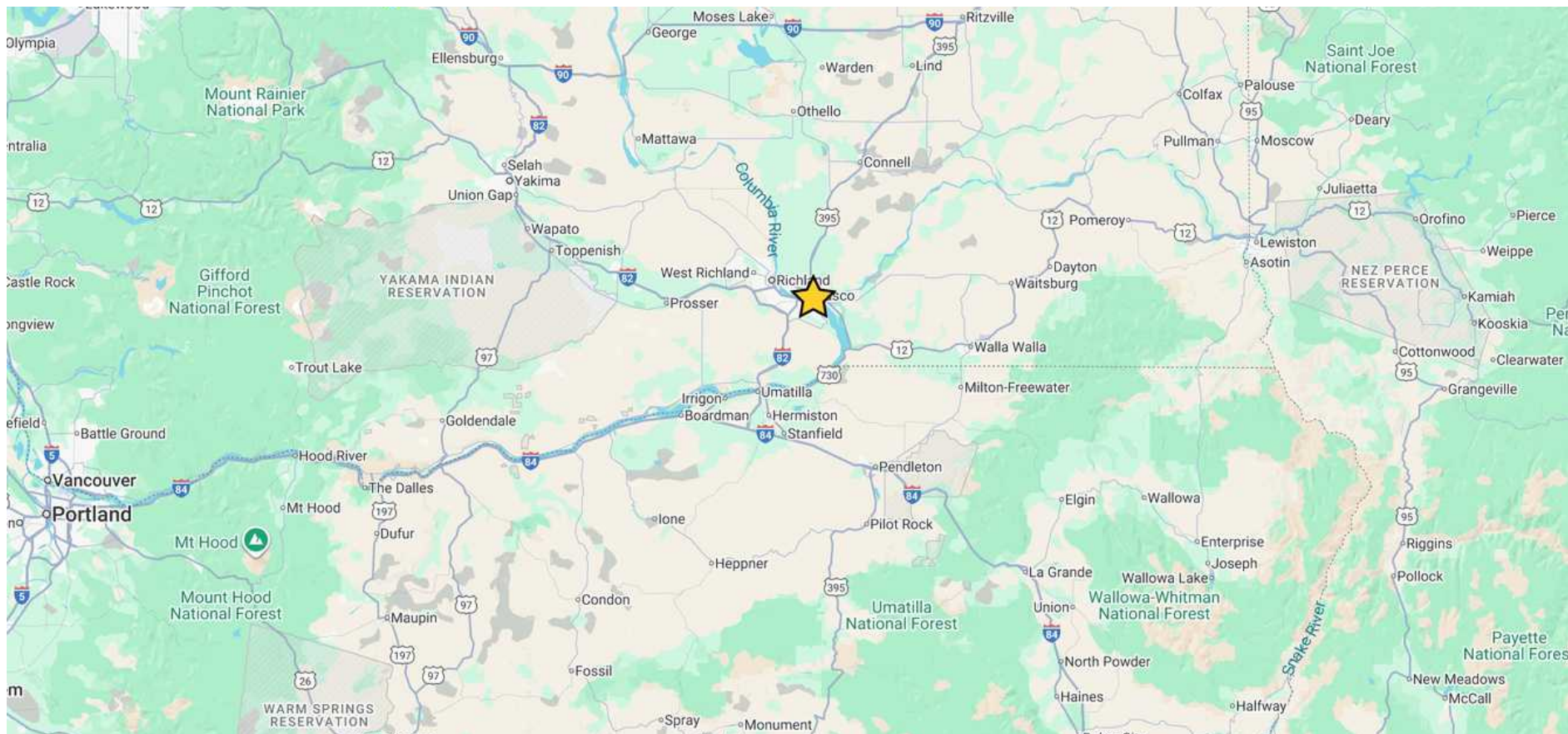
- OFFERING PRICE | \$1,100,000
- TOTAL BUILDING SF | ±4,320 SF
 - OFFICE SIZE | ±1,840 SF
 - SHOP | ±2,480
- PARCEL NO. | 112116013
- TOTAL LOT SIZE | ±47,916 SF
- YEAR BUILT | 1971
 - Fully Fenced
 - Secure Entrance
 - Asphalted Lay Down Yard
 - 20 Parking Stalls



DEMOGRAPHICS	1 MI	3 MI	5MI
EST POPULATION 2025	9,210	45,710	106,162
PROJ. POPULATION 2030	9,729	47,073	107,225
ADJ. DAYTIME DEMOS	5,716	33,006	59,759
MEDIAN AGE	26.5	28.8	31.5
2025 AVERAGE HHI	\$81,621	\$81,626	\$96,557
2025 MEDIAN HHI	\$57,426	\$59,819	\$76,553







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