



2407 N. Commercial Ave., Suite A &/or C

Pasco, WA

Contact

Kirt Shaffer | 509.521.9183
kirt@tippettcompany.com

SUMMARY

This property, located in Pasco's growing commercial and industrial area, consists of either or both a 2,304 office including 1,500 SF Mezzanine Storage area and/or a 40'x50' (2,000 SF) shop located in a fenced yard.

CONTACT

Kirt Shaffer
Office 509.545.3355
Mobile 509.521.9183
kirt@tippettcompany.com
2815 St, Andrews Loop, Suite F
Pasco, WA 99301

PRICE

Suite A	\$3,500/MO + NNN
2,304 Office building w/ 1,500 Mezzanine Storage	
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/>

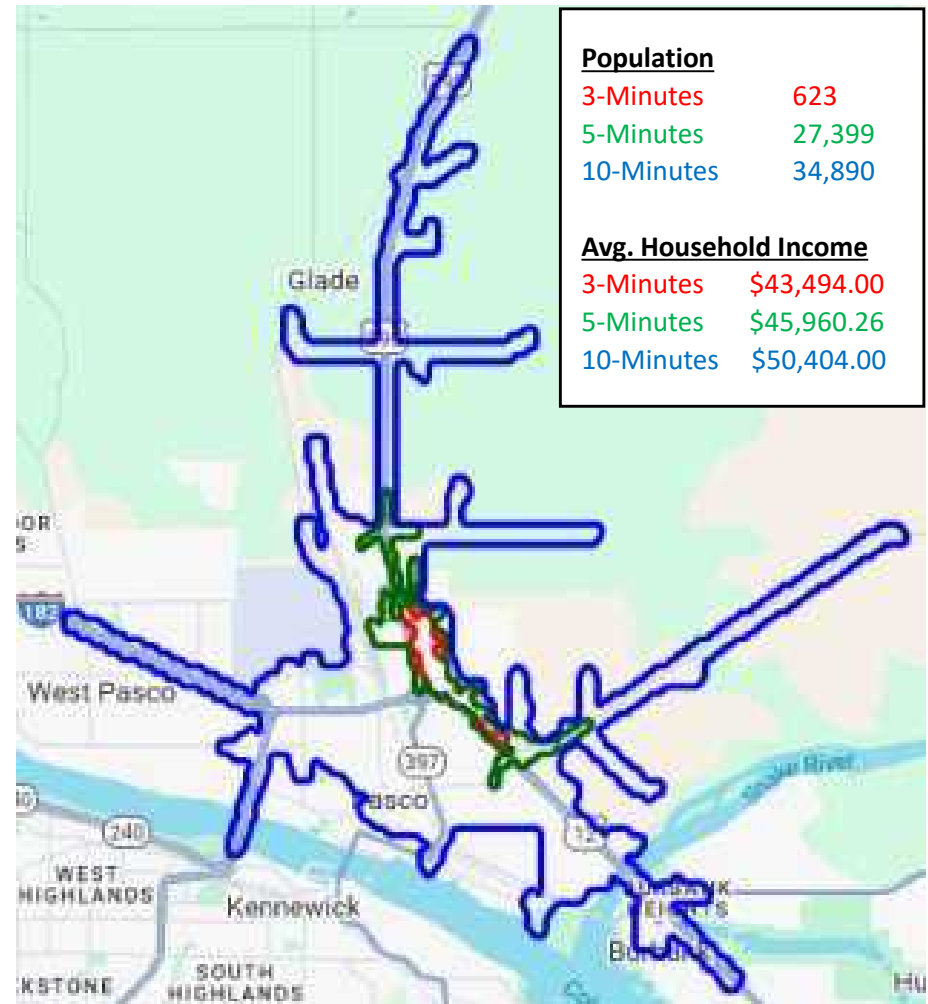
<https://www.franklincountywa.gov/>

Economic Development

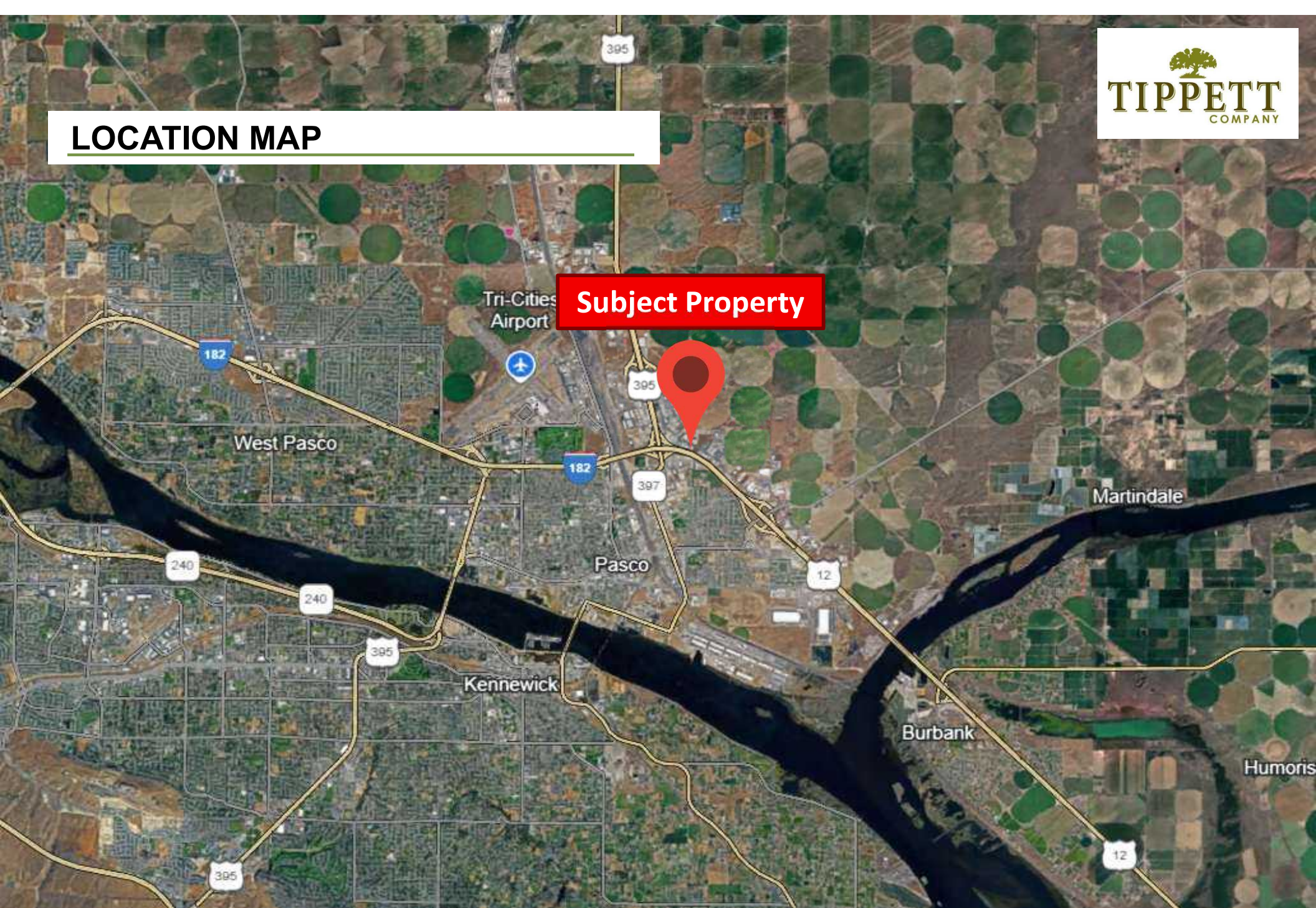
<https://www.portofpasco.org/>

<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.

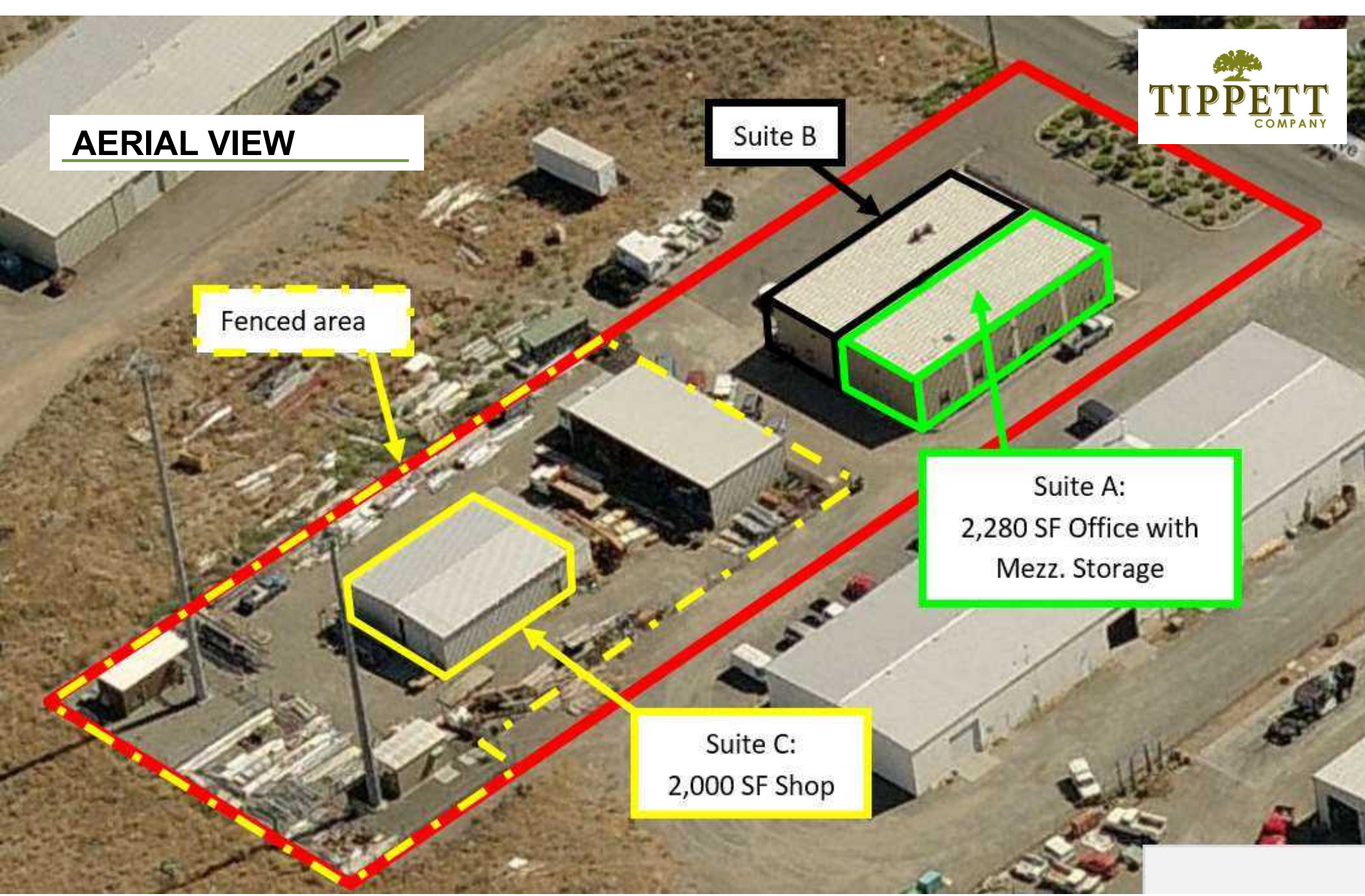
AERIAL VIEW

Suite B

Fenced area

Suite A:
2,280 SF Office with
Mezz. Storage

Suite C:
2,000 SF Shop



AREA BUSINESSES



Adams St



12

12

397

17



E James St

E Frontier Loop

Commercial Ave

King Ave

Com

N. Cap

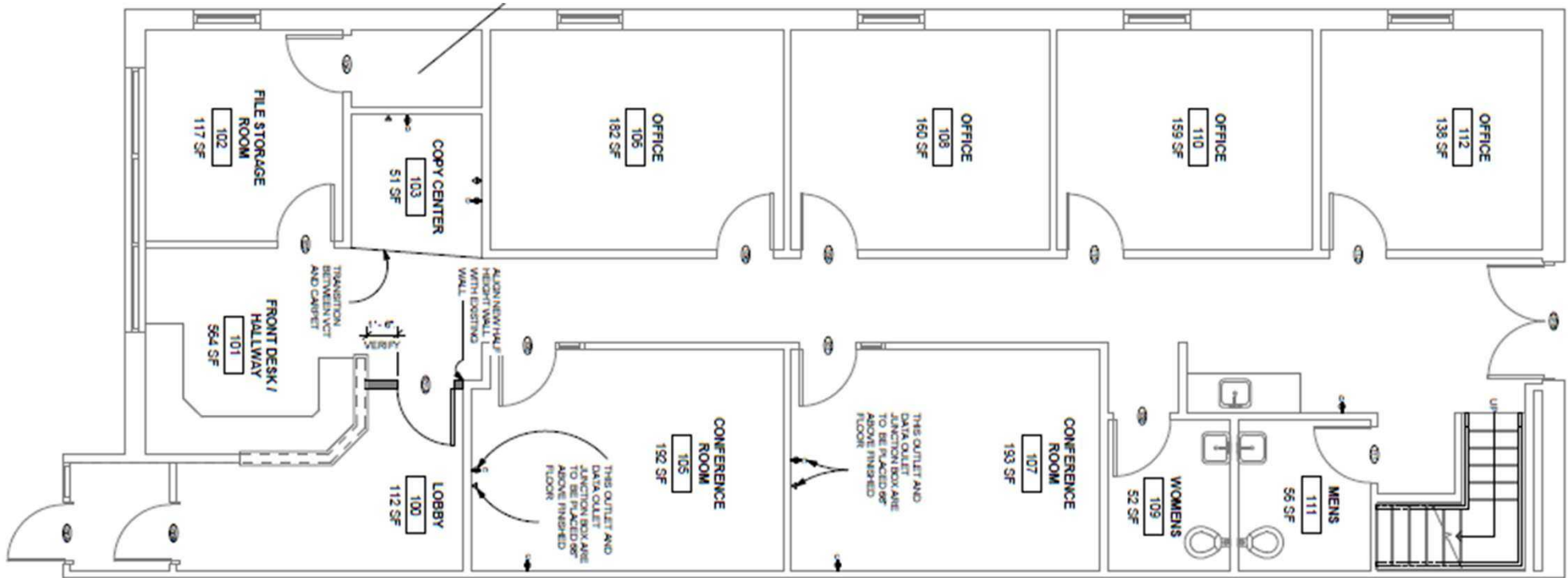
Baker St

St Helens St

Commercial Ave

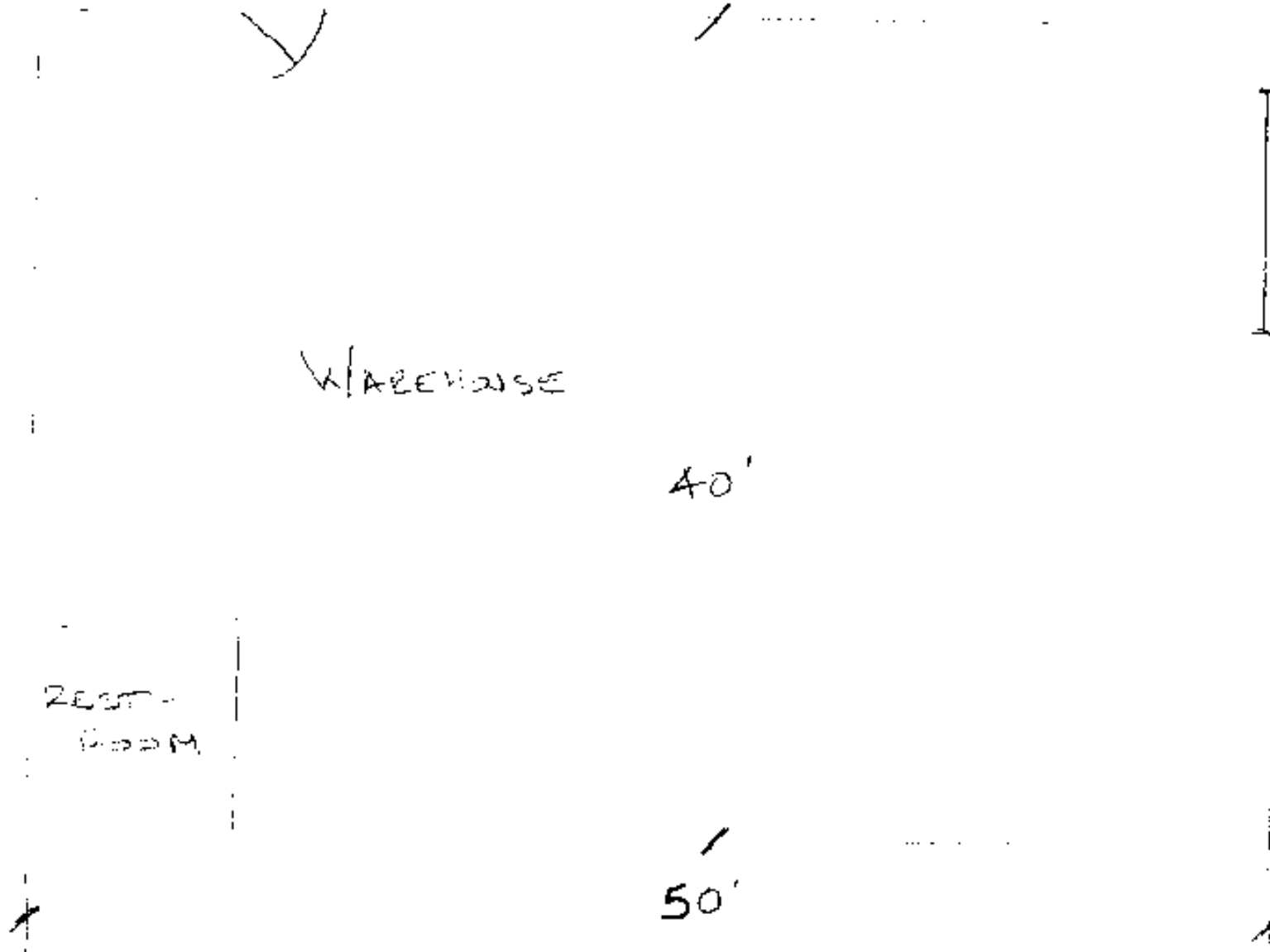


FLOOR PLANS - Suite A - Offices



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



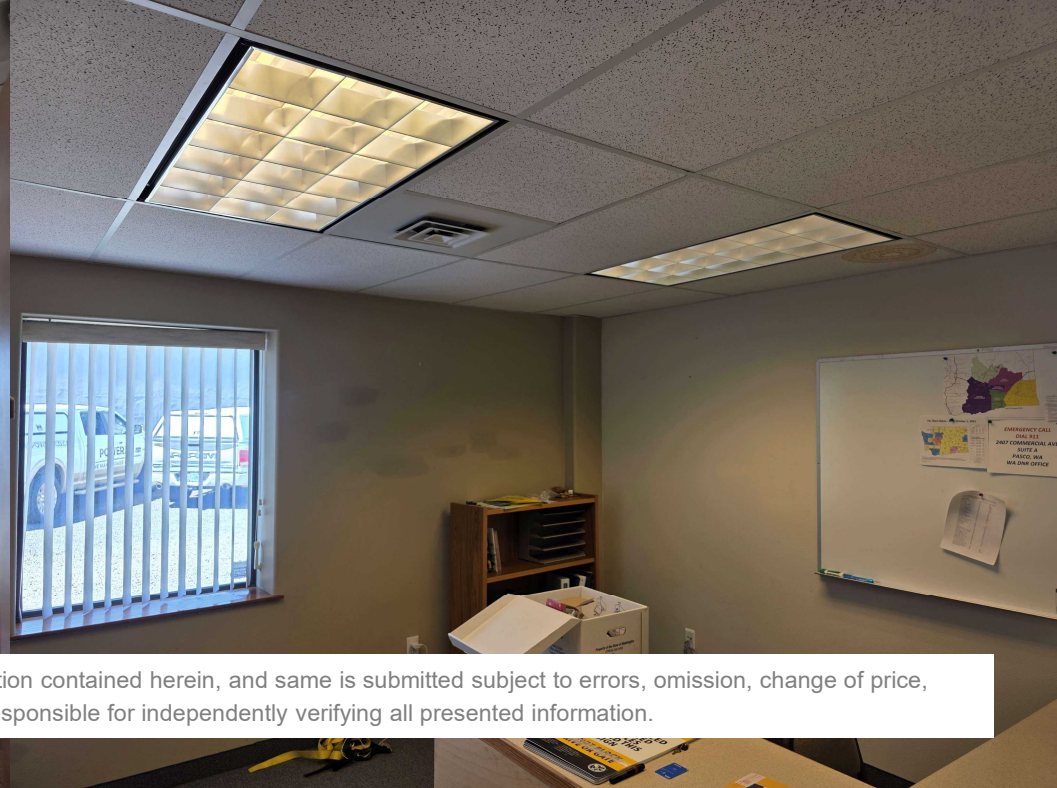
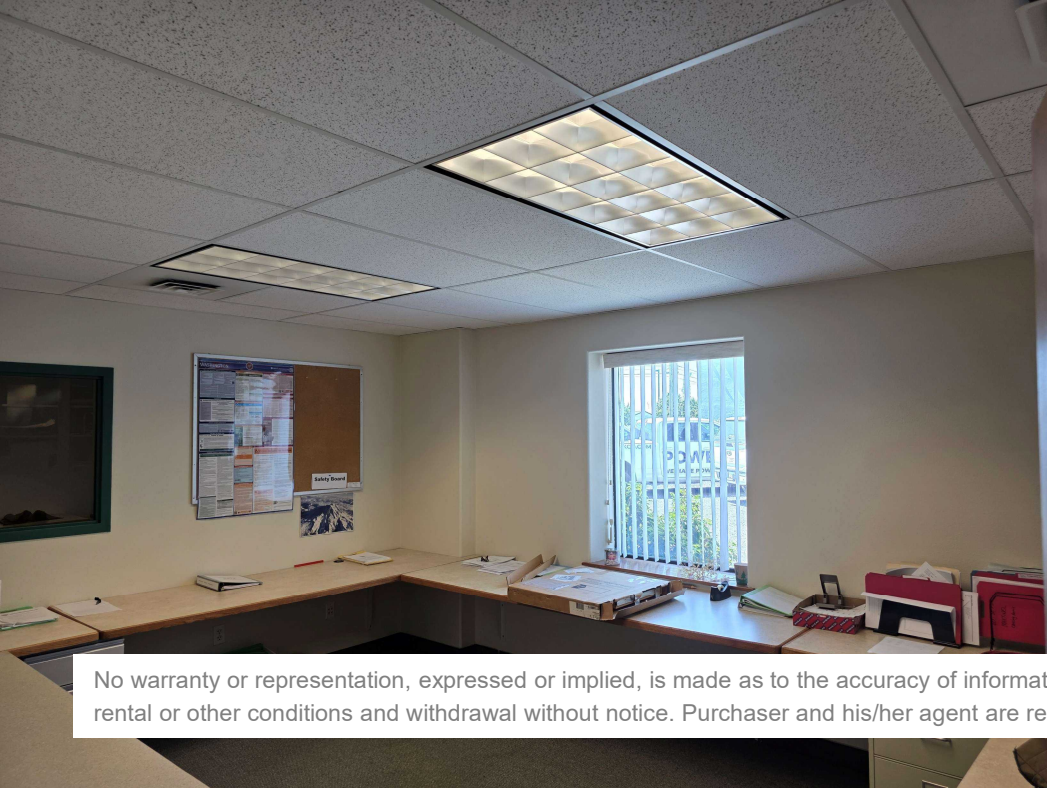
PHOTOS - SUITE A - Exterior



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.

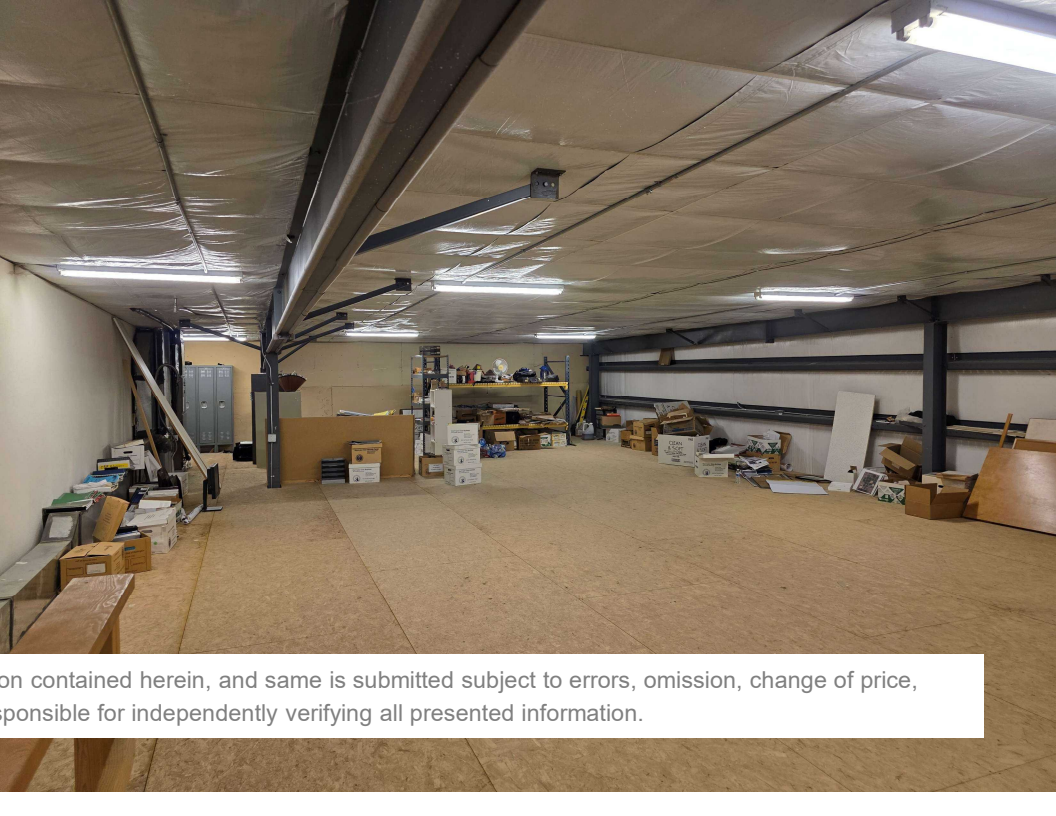
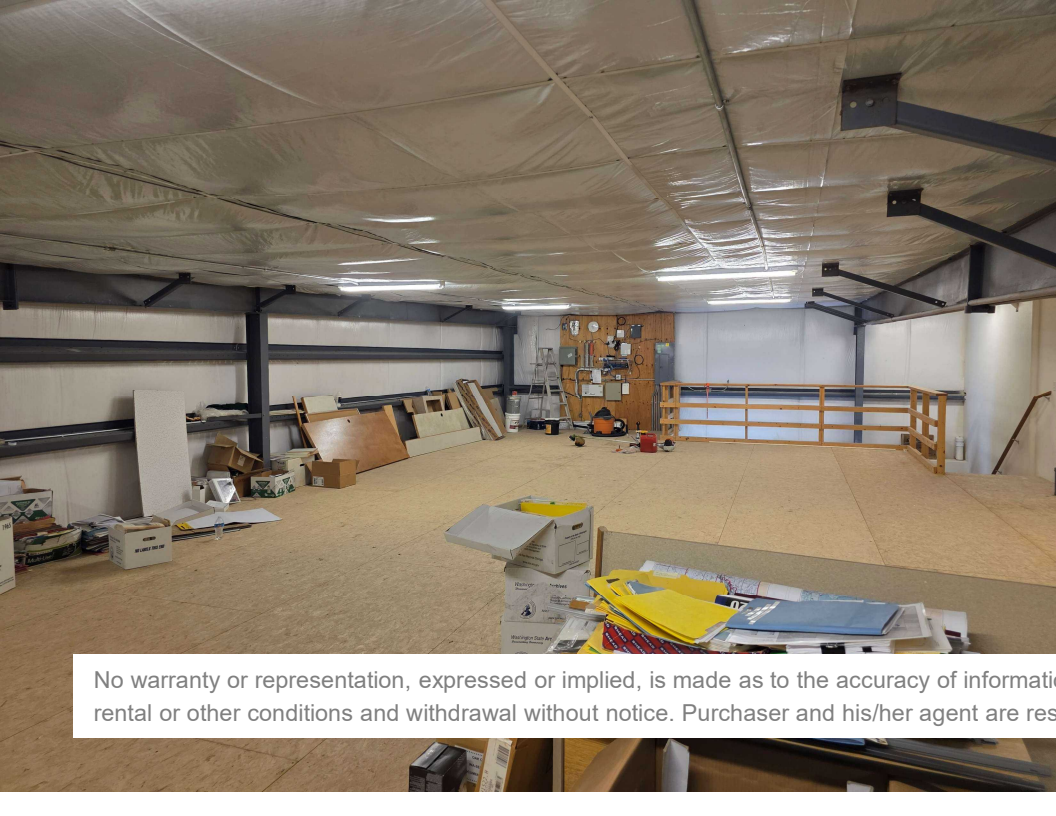


PHOTOS - SUITE A - Interior



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 A - Interior



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 - 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 - Interior



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.