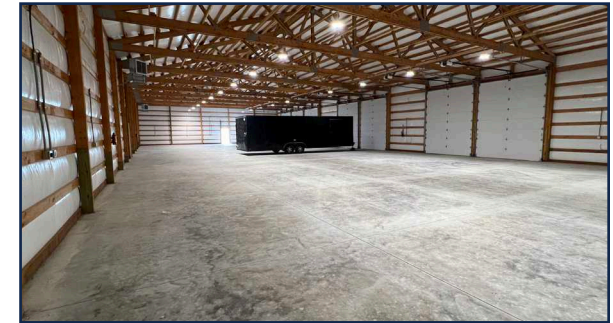


**FOR LEASE \$12,000/ MO + NNN**

## PRIME INDUSTRIAL FACILITY IN TRI-CITIES MSA!

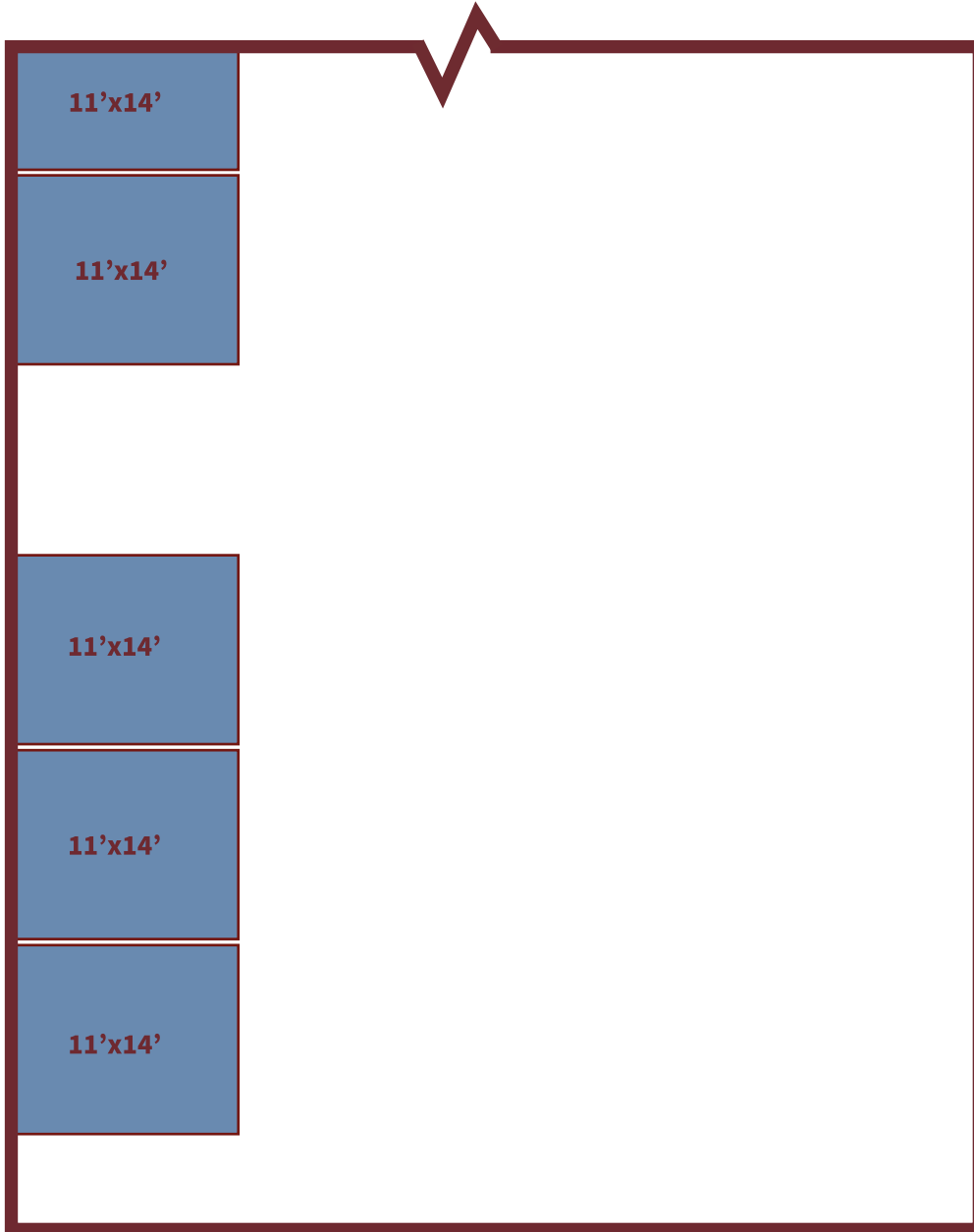
This prime commercial property comprises a fully finished 3,200 SF steel building alongside a new 9,000 SF shop/warehouse. Situated on a 1.70-acre fenced lot, the smaller building features heating, cooling, two offices, an ADA restroom, and an overhead door. The warehouse, constructed in 2023, boasts dimensions of 60' by 150', with nine overhead doors, insulation, heating, and 14-foot eaves. Zoned industrial light.

MLS# 976930

- 1.7 Acre Lot
- 9 Roll-Up Doors (11'x14')
- 3.2k/SF office + 9k/SF WH
- 14' eve height

**FOR LEASE \$12,000/ MO + NNN**

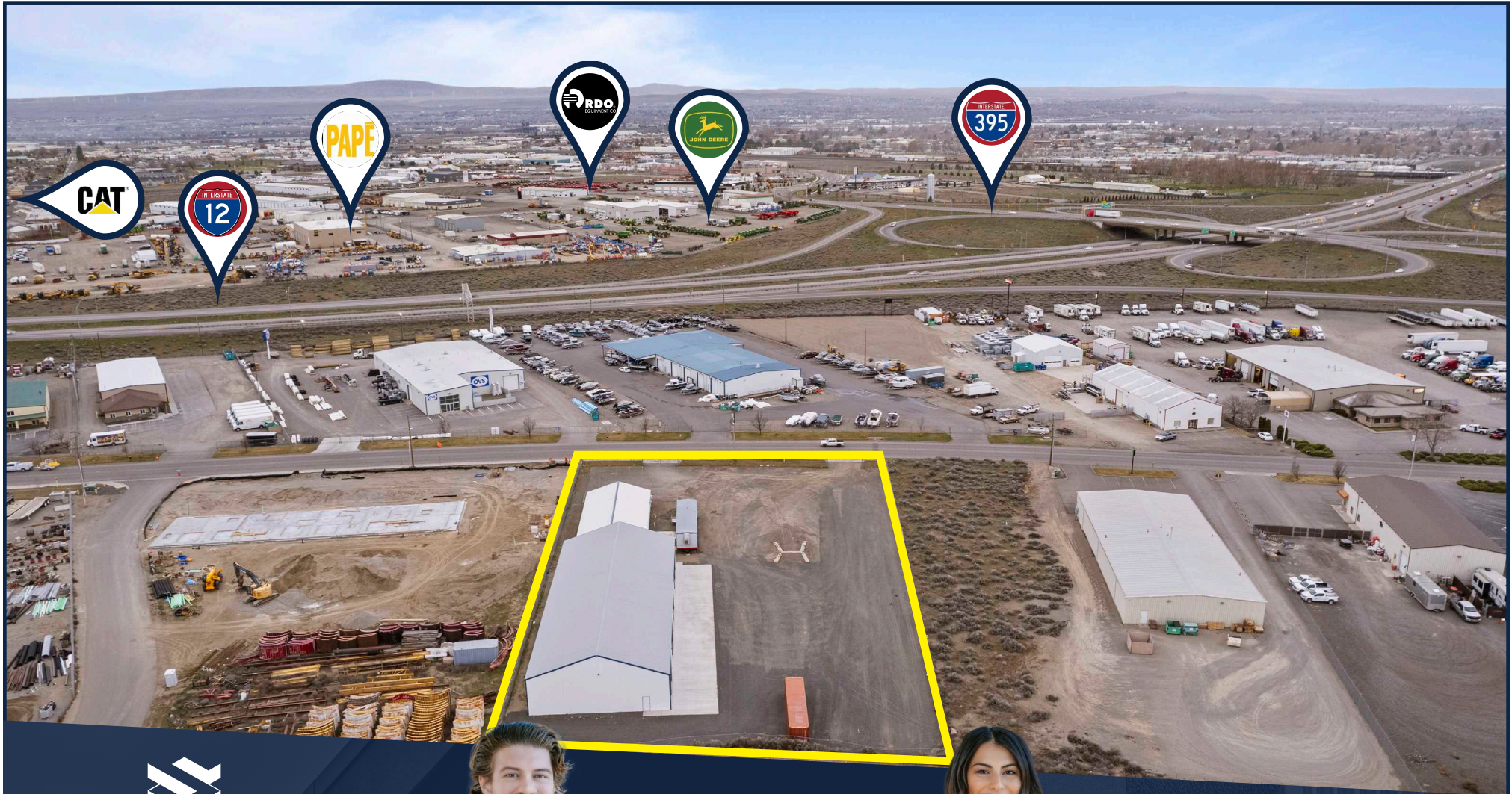
**2205 COMMERCIAL AVE | Pasco, WA.**



<b>FEATURE</b>	<b>DESCRIPTION</b>
<b>Property Size</b>	1.70 acre parcel with 9,000 SF warehouse
<b>Office Area</b>	3,000 SF possible reception, offices, and conference room
<b>Warehouse Access</b>	9 roll-up doors, separate loading area
<b>Operational Assets</b>	Fully fenced, and secure area
<b>Lease Terms</b>	5-year lease at \$12,000 + NNN/mo
<b>Market Appeal</b>	Rare opportunity in Tri-Cities for investors / users

**FOR LEASE \$12,000/ MO + NNN**

**2205 COMMERCIAL AVE | Pasco, WA.**



**DERRICK STRICKER**

DESIGNATED BROKER



derrick@strickercre.com

509.591.9949



**JAZMINE MURILLO**

COMMERCIAL BROKER

w@strickercre.com

509.591.9949

