

FOR LEASE



INDUSTRIAL SPACE
AVAILABLE

707 S. Oregon Avenue
Pasco, WA 99301

Google

PROPERTY DETAILS

Lease Price: \$4,670 / MO / NNN
Est. NNN's: \$2 / SF / YR
Building SF: ±4,670 RSF
Site Size: ±0.50 Acres
Parcel Number: 112116139
Zoning: Light Industrial
MLS Number: 275504

LANCE BACON
MANAGING BROKER

509.430.6547 lance.bacon@kiemlehagood.com

KIEMLE
HAGOOD

INDUSTRIAL SPACE AVAILABLE

707 S. Oregon Avenue- Pasco, WA 99301

Available for lease, 2 buildings which sit on a fenced and secured half-acre lot on South Oregon Avenue in Pasco.

One structure is a 3,230 SF concrete block construction that can be used as an office/shop.

The second structure is a 1,440 SF stand-alone metal building with a truck door.



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Nearby Businesses:

- Dollar General
- Napa
- Caliber Collision
- Goodwill
- Ace Hardware
- US Bank
- Boost Mobile
- Goodyear
- O'Reilly
- Les Schwab
- Umpqua Bank

...& more!



DEMOGRAPHICS

	<u>1 MI</u>	<u>3 MI</u>	<u>5 MI</u>
EST POP 2023	8,304	43,780	103,145
PROJECTED POP 2028	8,832	43,644	103,361
PROJ ANN GROWTH (23-28)	1.3 %	0.0 %	0.0 %
EST DAYTIME POP	4,278	30,656	57,240
2023 AVERAGE HHI	\$81,197	\$79,300	\$98,017
2023 MEDIAN HHI	\$59,256	\$56,512	\$73,127

VIEW LOCATION





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OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

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601 WEST MAIN AVENUE, SUITE 400
SPOKANE, WA 99201

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REALTOR