

PROPERTY DETAILS

Lease Price: \$4.670 / MO / NNN

\$2 / SF / YR Est. NNN's: Building SF: ±4.670 RSF Site Size: ±0.50 Acres 112116139 Parcel Number: Zoning: Light Industrial

275504 MLS Number:

MANAGING BROKER

509.430.6547 lance.bacon@kiemlehagood.com







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.











LOCATION

VIEW



DEMOGRAPHICS 288

	<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

INDUSTRIAL SPACE AVAILABLE



Nearby Businesses:

Dollar General

Napa

Caliber Collision

Goodwill

Ace Hardware

US Bank

Boost Mobile

Goodyear

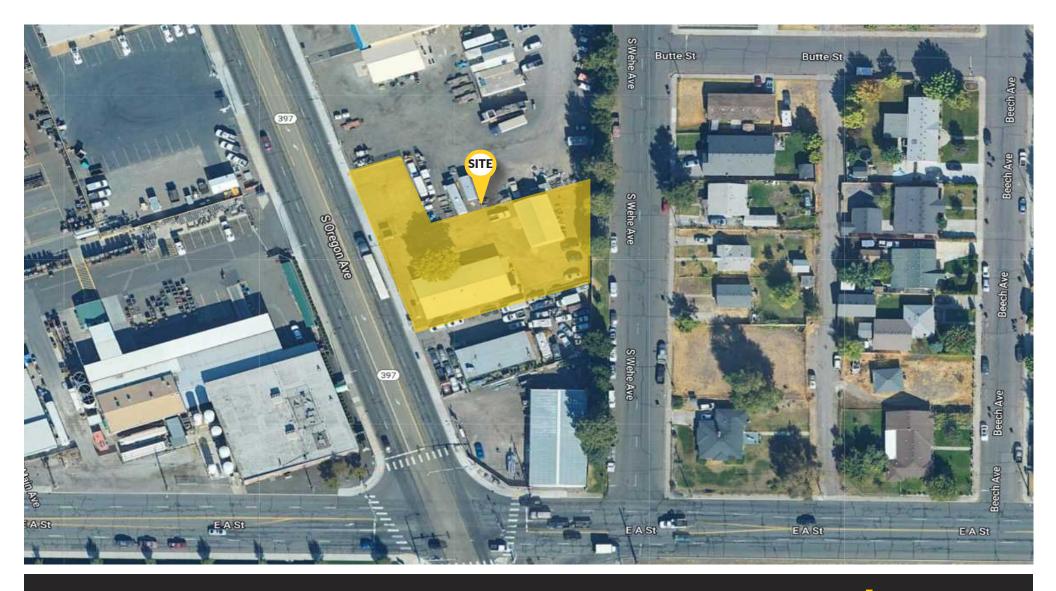
O'Reilly

Les Schwab

Umpqua Bank

...& more!

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INDUSTRIAL SPACE AVAILABLE

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LANCE BACON KIEMLE
MANAGING BROKER
509.430.6547

SPOKANE, WA 99201

601 WEST MAIN AVENUE, SUITE 400

707 S. Oregon Avenue Pasco, WA 99301

OFFICE LOCATIONS

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

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