

FOR  
**SALE / LEASE \$1,895,000** OR \$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.

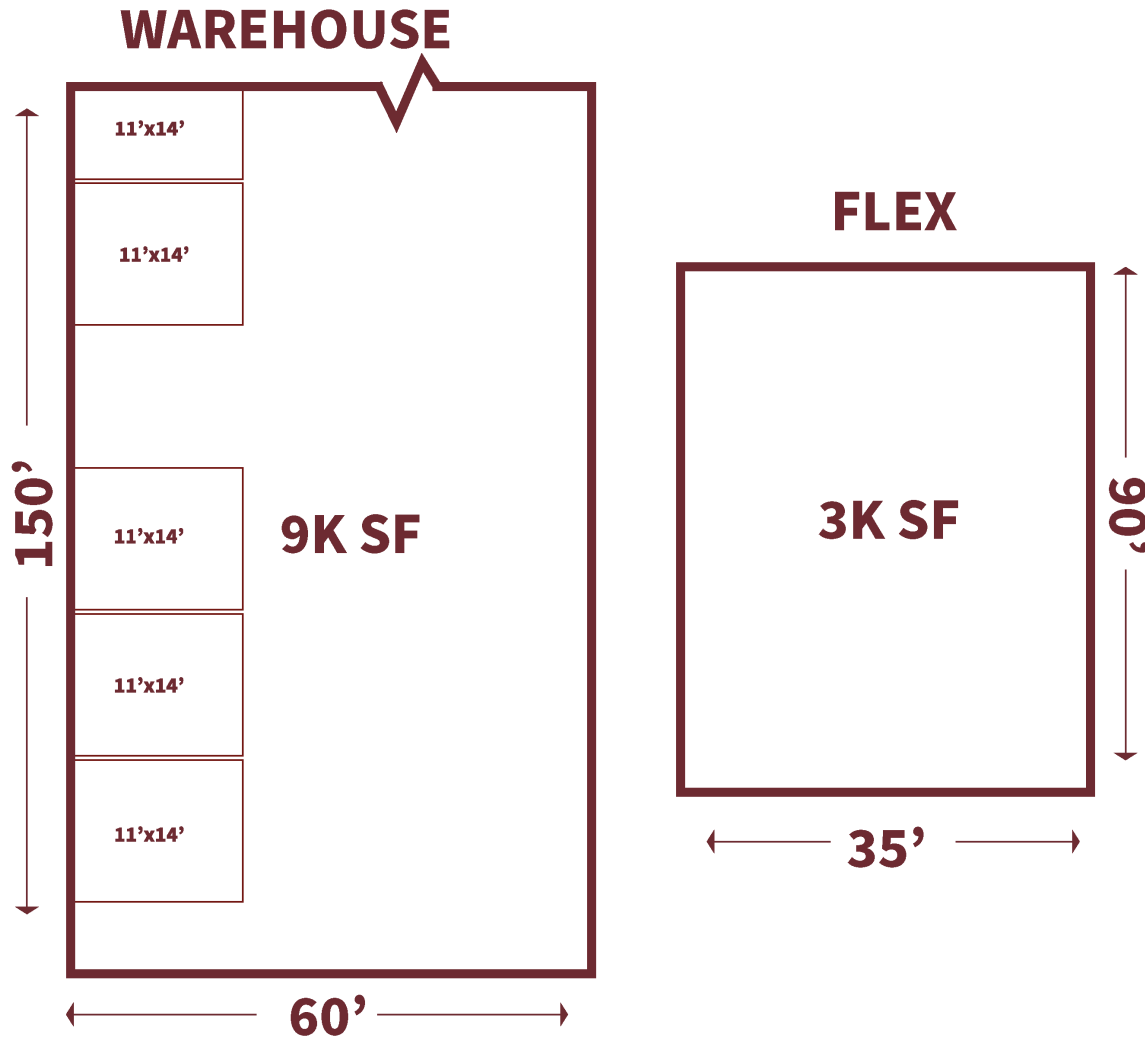
MLS#976930 MLS# 280517

- Seller Financing Available
- 1.7 Acre Lot
- 9 Roll-Up Doors (11'x14')
- 3.2k/SF Office + 9k/SF WH
- 14' Eave Height



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**2205 COMMERCIAL AVE | Pasco, WA**

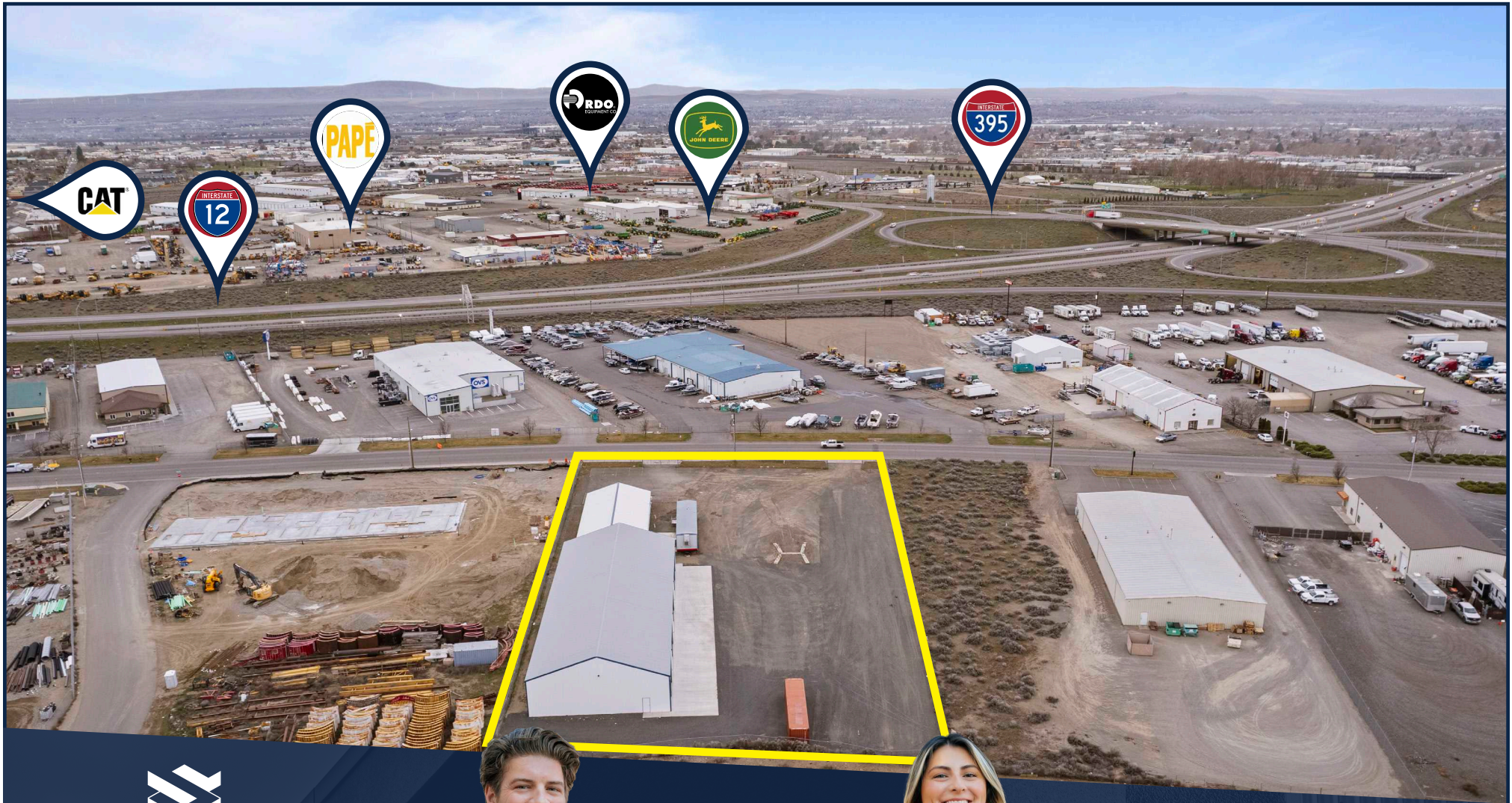


FEATURE	DESCRIPTION
Property Size	1.70 acre parcel with 9,000 SF warehouse
Office Area	3,000 SF possible reception, offices, and conference room
Warehouse Access	9 roll-up doors, separate loading area
Operational Assets	Fully fenced, and secure area
Lease Terms	5-year lease at \$12,000 + NNN/mo
Market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



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