



**4502 N Stearman Ave, Ste A**

Pasco, WA

Contact

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Kirt Shaffer | 509.521.9183  
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## **SUMMARY**

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Large industrial property for lease near the Tri-Cities Airport and easy freeway access.

### Property Features:

- ±14,460 SF
  - 14,160 SF Warehouse
  - 300 SF Office
- Warehouse
  - 236' x 60'
  - 17'½" clear span
  - Two hydraulic docs
  - One ramp
  - 13' roll-up door
- Office 18' x 15'
- Power
  - 3 Phase / 240 V / 400 amp
- Warehouse and Docks equipped with Fire Sprinklers

## **FOR LEASE**

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**\$12,000/MO**

±14,460 SF (\$0.82/SF/MO)

Rent Type: Gross

*\*Available May 1, 2026*

## **ADDRESS**

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4502 N Stearman Ave, Ste A  
Pasco, WA 99301

Tax Parcel: 113-290-029

## **CONTACT**

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### **Kirt Shaffer**

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2815 St, Andrews Loop, Suite F  
Pasco, WA 99301

## LOCATION MAP

4502 Stearman Avenue

Tri-Cities  
Airport



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



4502 N Stearman Ave,  
Pasco, WA 99301

Rockwell St

N Swallow Ave

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## SITE PHOTOS

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