



LARGE INDUSTRIAL TRACT FOR SALE

80 ACRES IN THE CITY OF PASCO, WA
MLS# 266482

Contact

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SUMMARY

This offering presented by Tippett Company consists of 80 acres of light industrial land located on Capital Avenue in the City of Pasco, Washington.

Capital Avenue is a developed city road with sewer and water.

The City of Pasco has experienced significant industrial growth in the last 5 years with Amazon, Dairygold, Reser's Fine Foods, AutoZone, and Tarragon all choosing Pasco to locate in.

The site is in an Opportunity Zone.

SALES PRICE

\$12,200,000

Land: 80 Acres

\$3.50 / PSF

ADDRESS

TBD Capital Ave, Pasco WA 99301

CONTACT

Charles Laird: 509.521.5168 (c)
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Office: 509.545.3355
2815 St Andrews Loop, Suite F
Pasco, WA 99301

ZONING

L1 – Light Industrial

UTILITIES

Sewer – City of Pasco

Water – City of Pasco

Natural Gas – Cascade Natural Gas

Power – Franklin PUD

TAX PARCEL

113-130-415

WATER RIGHTS

No water rights under superseding groundwater permit no. G3-0103 are included in the sales price.

Farm Lease

The property is subject to a 2-year farm lease, cancellable under certain conditions.

Well Facility / Pivot

Not included in the sales price.

LINKS

Municipal

<https://www.pasco-wa.gov//>

Economic Development

<https://www.tridec.org/>

<https://www.tricitiesbusinessnews.com/>

Recreation

<https://www.visitri-cities.com/events/>

Opportunity Zone

<https://opportunityzones.hud.gov/resources/map>

LOCATION MAP



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



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