



# LARGE INDUSTRIAL TRACT FOR SALE

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

Contact

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## **SUMMARY**

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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**

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**\$12,200,000**

Land: 80 Acres

\$3.50 / PSF

## **ADDRESS**

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TBD Capital Ave, Pasco WA 99301

## **CONTACT**

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Pasco, WA 99301

## **ZONING**

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L1 – Light Industrial

## **UTILITIES**

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Sewer – City of Pasco

Water – City of Pasco

Natural Gas – Cascade Natural Gas

Power – Franklin PUD

## **TAX PARCEL**

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113-130-415

## **WATER RIGHTS**

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

## **Farm Lease**

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

## **Well Facility / Pivot**

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Not included in the sales price.

## **LINKS**

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Municipal

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

Economic Development

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

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

Recreation

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

Opportunity Zone

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



## LOCATION MAP



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## AERIAL VIEW



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