

amazon

RESER'S  
FINE FOODS

AutoZone

Loves

# LARGE INDUSTRIAL TRACTS FOR SALE

PASCO, WA

MLS# 266482, #274705 & #274707

Contact

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## **CAPITOL AVENUE INDUSTRIAL CENTER**

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Light industrial tracts located in the City of Pasco, Washington.

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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80 Acre Tract:     \$9,600,000 (\$2.75/PSF)

40 Acre Tract:     \$6,000,000 (\$3.44/PSF)

20 Acre Tract:     \$4,360,000 (\$5.00/PSF)

## **CONTACT**

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Office: 509.545.3355  
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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 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>



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