

# FOR SALE

## INDUSTRIAL BUILDING ON ±1.1 ACRES

606 S Oregon Avenue | Pasco WA 99301

**KIEMLEHAGOOD**

**LANCE BACON**

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# INDUSTRIAL BUILDING ON ±1.1 ACRES FOR SALE

606 S Oregon Avenue  
Pasco, WA 99301

**OFFERING PRICE** | \$1,100,000

**TOTAL BUILDING SF** | ±4,320 SF

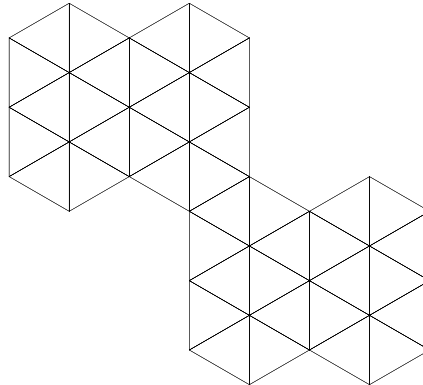
- OFFICE SIZE | ±1,840 SF
- SHOP | ±2,480

**PARCEL NO.** | 112116013

**TOTAL LOT SIZE** | ±47,916 SF

**YEAR BUILT** | 1971

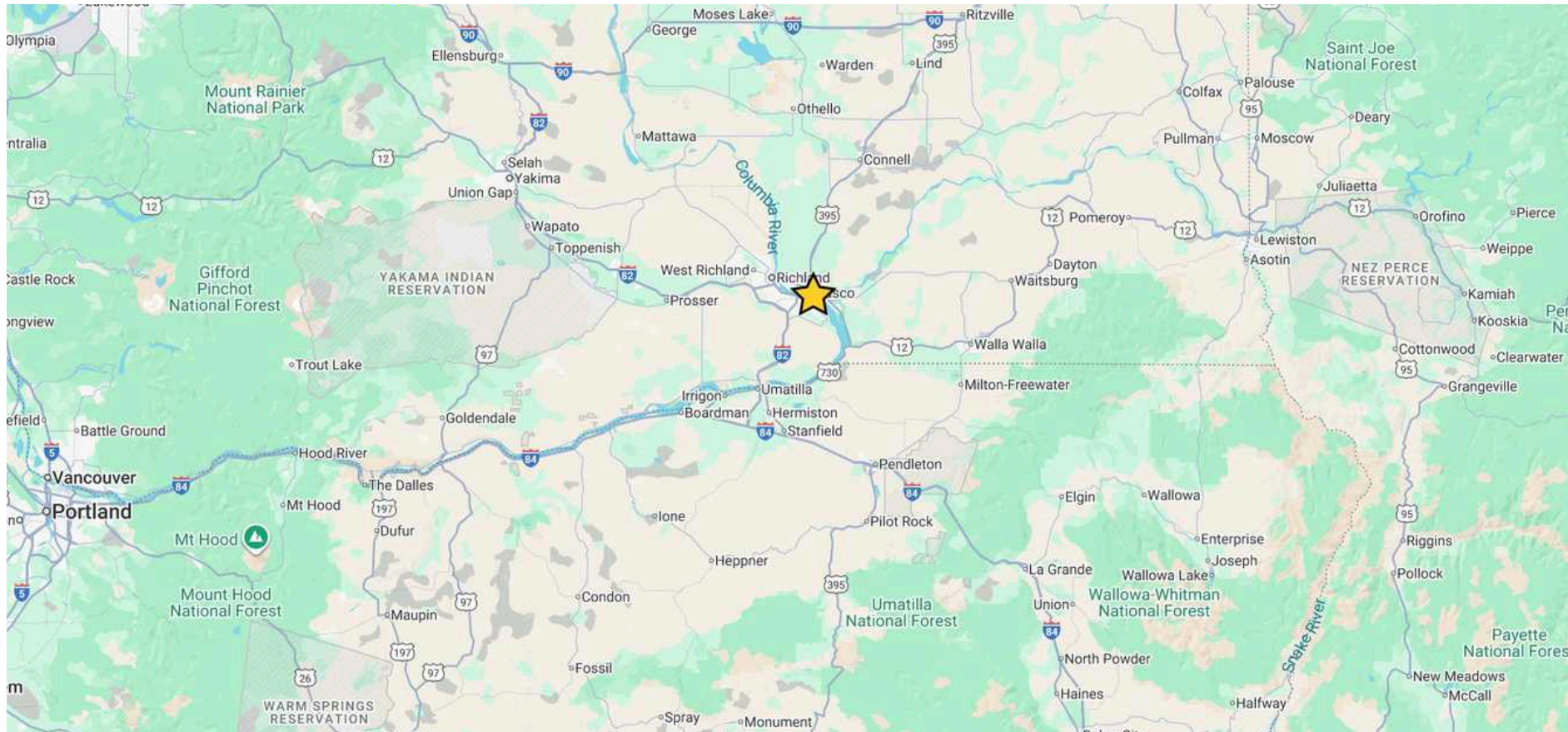
- Fully Fenced
- Secure Entrance
- Asphalted Lay Down Yard
- 20 Parking Stalls



DEMOGRAPHICS	1 MI	3 MI	5 MI
EST POPULATION 2025	9,210	45,710	106,162
PROJ. POPULATION 2030	9,729	47,073	107,225
ADJ. DAYTIME DEMOS	5,716	33,006	59,759
MEDIAN AGE	26.5	28.8	31.5
2025 AVERAGE HHI	\$81,621	\$81,626	\$96,557
2025 MEDIAN HHI	\$57,426	\$59,819	\$76,553







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