

# FOR SALE

## INDUSTRIAL BUILDING ON ±1.1 ACRES

606 S Oregon Avenue | Pasco WA 99301

**KIEMLEHAGOOD**

**LANCE BACON**

509.430.6547 | [lance.bacon@kiemlehaood.com](mailto:lance.bacon@kiemlehaood.com)

# 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 SF

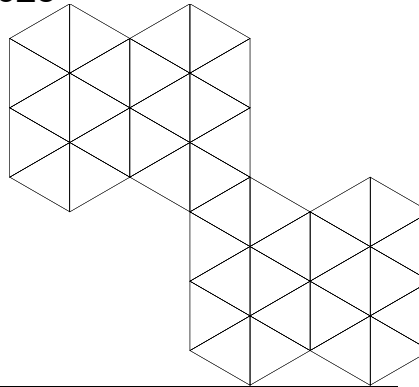
**BUILDING OCCUPIED UNTIL JUNE/JULY 2026**

**PARCEL NO.** | 112116013

**TOTAL LOT SIZE** | ±47,916 SF

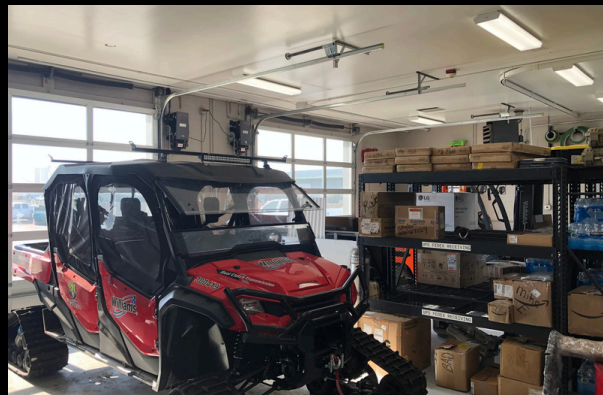
**YEAR BUILT** | 1971

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

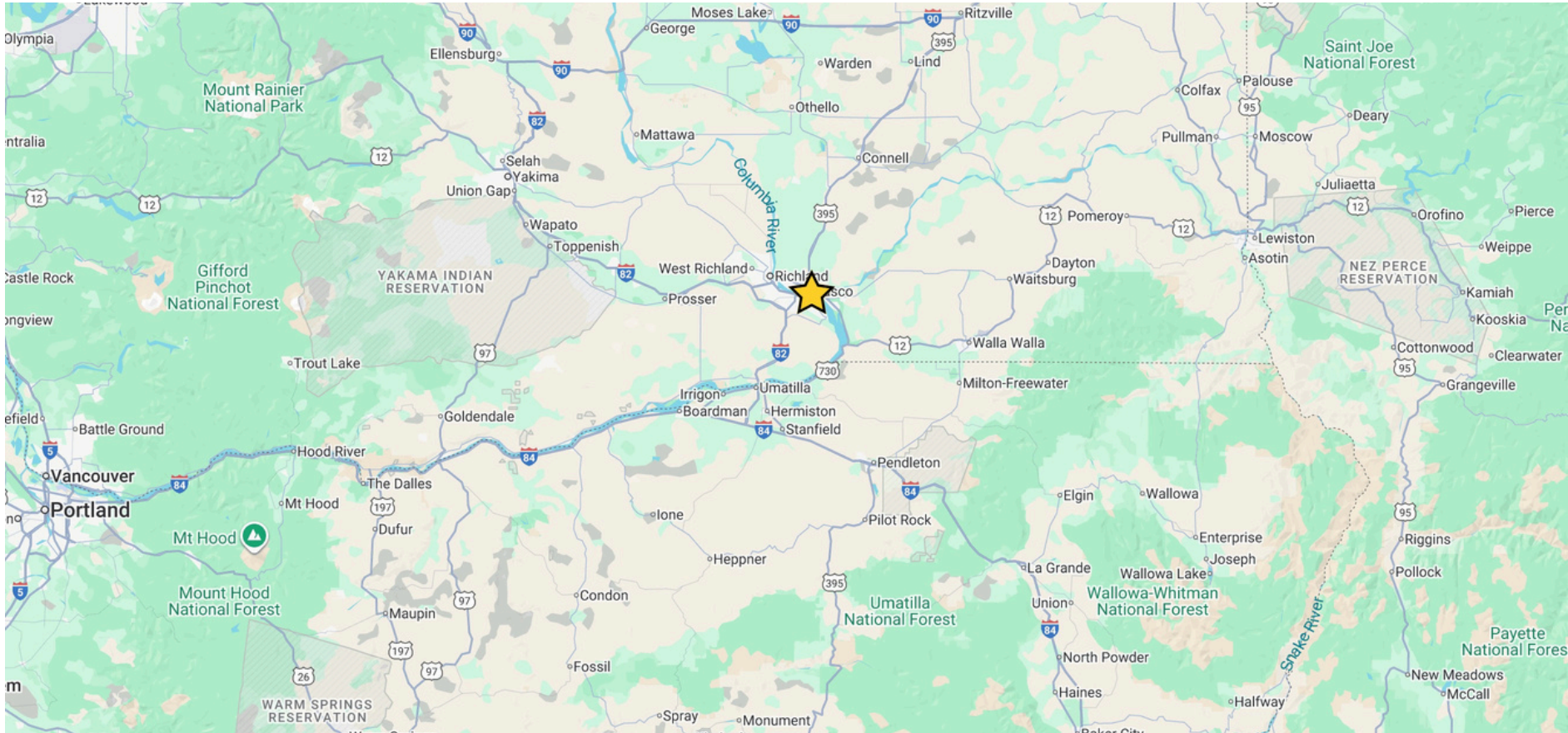


**DEMOGRAPHICS**

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







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