

T1-2010 – 2926 E Ainsworth



Big Pasco Industrial Center • 2926 E Ainsworth • Pasco, WA 99301



PROPERTY DESCRIPTION

Must see to believe. Newer office and design space for large company with plenty of parking or maybe split for smaller businesses. Inside there's a formal reception area, pre-furnished with 64 modular work stations in-place, 4 conference rooms, a large lunchroom, and 11 private offices located around perimeter of floor plan. Open central area provides great circulation.

Located in the Port of Pasco's Big Pasco Industrial Center on major transportation routes. Conveniently across the street from industrial manufacturing space and planned as part of an industrial manufacturing campus. Less than 20 minutes' drive from anywhere in the Tri-Cities and only 10 minutes from the airport. This office space is very close to biking/walking trails for your convenience.

INCENTIVES AVAILABLE

- Ramped rent for startups
- One-month FREE rent for new tenants
- Discounts for long-term leases
- 7-6-5 Broker Incentives

LEASE RATE INFORMATION

- Lease type: NNN
- Rent: \$13.10/sq. ft.



This flyer is for informational purposes only and should not be construed as an offer to sell or lease or otherwise be binding. The terms of any proposed sale or lease are contingent upon the execution of a purchase and sale agreement or lease agreement acceptable to each party and approval of the Port of Pasco Commission. Potential leasees or buyers are responsible for verifying the information on this flyer as part of their own due diligence. All information is subject to errors or omissions of any magnitude, withdrawal from market, or change in terms, all without notice. All prices, features and plans are subject to change without notice. Brokers employment and payment only by written agreement.

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- Work spaces
 - Offices 11
 - Co-working areas 64
- Restrooms
 - 2 men's
 - 2 women's
- Conference Rooms
 - 4
- Lunch Room Area
- 2 Copy/Printer areas

Big Pasco Industrial Center (BPIC) is located along the Columbia River, centrally located for distribution in the Pacific Northwest. BPIC is a 600-acre facility that is home to mechanical repair, heavy equipment and metal fabricators, warehousing, fruit and vegetable packing, assembly, logistic providers and food-grade manufacturing and distribution plants. Easy access to rail, major highway systems, the Tri-Cities Airport and the Multi-Modal Rail/Barge Terminal within Big Pasco make transportation into and out of the complex convenient and efficient.

Locating your business here is an innovative approach to professional office and technology development. This building offers a great office space with 11 private offices and 64 open seating co-working areas, located directly across the street from large flexible warehouse space to complement your needs. The large warehouses within the center are heavy frame construction over solid concrete floors which can accommodate many kinds of assembly, testing, manufacturing systems and arrangements. Each building is divided into four bays with each bay measuring 180 feet by 240 feet. It offers easy access to the Sacajawea Heritage Trail and the Columbia River, so feel free to bike to work and kayak home.

CONTACTS

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