

PASCO, WASHINGTON • TRI-CITIES INDUSTRIAL CORRIDOR • MLS 294865

Rare 12.60-Acre Contiguous Corner Lot Industrial Listing on the SR-12 Corridor

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For more information, please contact:



Kenny Teasdale - Senior Broker

Cell: 509.491.2205 | Email: kenny@naitcc.com



89 Gage Blvd Richland, WA 99352



509.943.5200



naitri-cities.com

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Property Description

Positioned along one of the Tri-Cities' fastest-growing industrial corridors, this 12.60-acre listing is a rare chance to secure a large, contiguous piece of I-1 (Light Industrial) land in Pasco. Offered as a single assemblage, the site delivers the scale and flexibility a growing operation needs — room for a substantial campus, a build-to-suit facility, or a phased development, all under one ownership.

The property offers direct exposure to SR-12 and sits within Pasco's fast-expanding logistics and distribution submarket, anchored by Amazon's major fulfillment operations just minutes away. That momentum — paired with the Port of Pasco's continued industrial investment and a growing base of regional employers — has made this corridor one of the most active industrial growth areas in Eastern Washington.

With generous acreage, flexible zoning, and strong highway access, the site is well suited to a wide range of users: warehousing and distribution, trucking and fleet operations, contractor yards, light manufacturing, or a blended commercial-industrial development. Whether you're an owner-user looking to build to suit, a developer assembling a multi-tenant park, or an investor positioning ahead of the next wave of corridor growth, this is a flexible, well-located canvas in a market with real tailwinds.



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Site & Parcels

02



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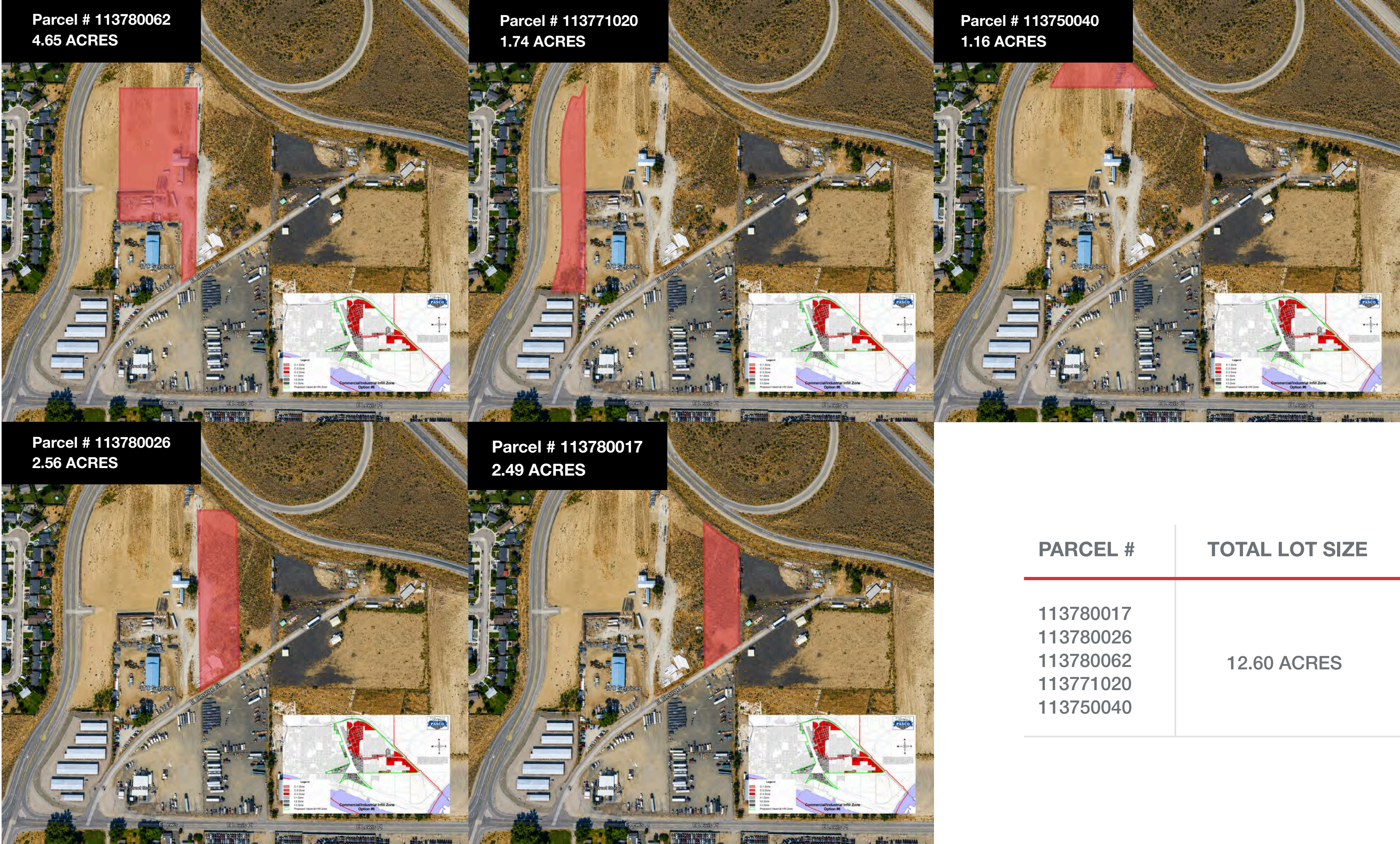


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PARCEL #	TOTAL LOT SIZE	SALE PRICE
113780017 113780026 113780062 113771020 113750040	12.60 ACRES	\$ 4,665,276

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Property Highlights

±12.60 contiguous acres — one of the larger available assemblages in the submarket

Zoned I-1 (Light Industrial) — broad range of by-right industrial uses

Single-parcel offering — the full site conveys together — ideal for a large user or campus

Minutes from Amazon's Pasco — distribution operations and the Port of Pasco industrial centers

Positioned in a high-growth logistics corridor — with active regional investment

Direct SR-12 exposure — strong visibility and highway access

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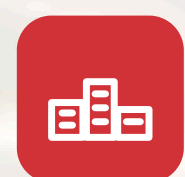


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Suggested Usage

With its scale and flexible I-1 zoning, the site markets to a wide range of users. Lead with the uses that match the corridor's momentum:



Multi-tenant industrial park — develop multiple buildings across the site to capture demand from smaller users priced out of the big-box market



Trucking, fleet & transportation operations — highway access plus room for yard and maneuvering space



Warehousing & distribution — the natural fit given the logistics activity clustering nearby



Contractor yards & outdoor storage — I-1 acreage like this is increasingly hard to find for equipment- and materials-based operators



Commercial/industrial blend — the SR-12 frontage lends itself to a more visible commercial or service component up front, industrial behind



Owner-user build-to-suit — a single user can anchor a campus with room for future phases



Light manufacturing / flex — clean, by-right industrial use with room to grow



Service station / truck stop — the SR-12 frontage and steady corridor traffic support a fueling, fleet-service, or travel-center use catering to the trucks moving through

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Explore Pasco

Pasco is home to event hubs HAPO Center, Pasco Sporting Complex, and Gesa Stadium, where the Tri-City Dust Devils baseball team plays. It began as a railroad construction camp in the late 1800s, named by a Northern Pacific Railway engineer who helped build a railroad in Peru and in the United States, and it has grown into a city of more than 79,000 residents (and counting) with a regional airport.

Nearby Tri-Cities Communities

Kennewick

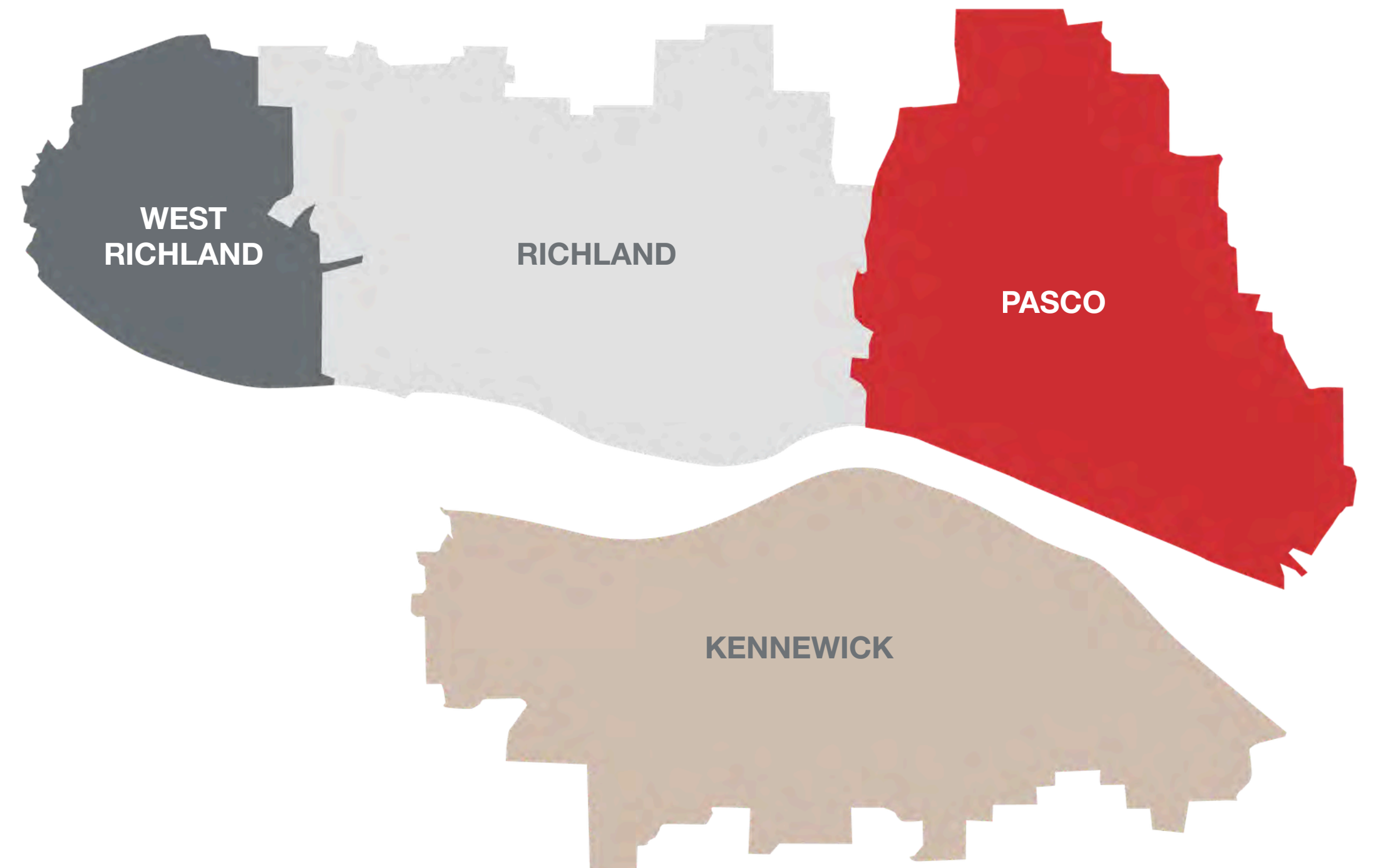
With more than 85,000 residents, Kennewick is the largest of the Tri-Cities communities. Founded in 1884 as a rail stop...

Richland

Nestled along the Columbia and Yakima rivers, this 64,000-plus resident city is a haven for outdoor enthusiasts and urban explorers...

West Richland

This fast-growing, peaceful city of more than 17,000 regularly ranks as a top family-friendly destination statewide. It stretches 7,000 acres...



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Explore Pasco

Pasco, Washington – Economy

Due to the agricultural region in which it sits, several large food processing companies have a presence in the city of Pasco: Lamb Weston, Reser's Fine Foods, and Twin City Foods. In recent years, the region has become a major player in Washington state's booming wine industry.

Some of Pasco's largest employers include the Hanford nuclear facility, BNSF Railway, Lamb Weston, Boise Cascade, Tyson Foods, Energy Northwest, Fluor Hanford Inc., Bechtel National Inc., and Pacific Northwest National Laboratory, currently managed by Battelle Memorial Institute.



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Explore Pasco

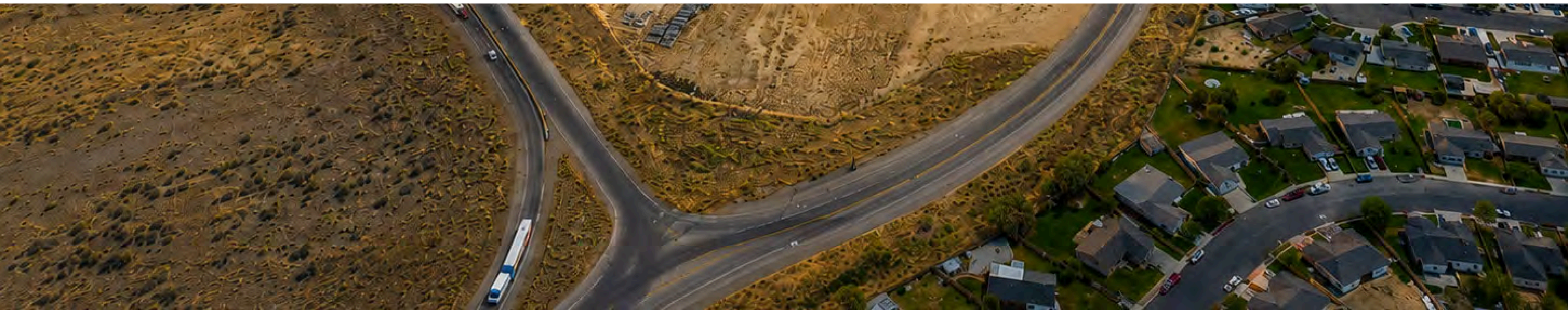
Pasco, Washington – Transportation

Pasco is bisected by several major highways that provide connections within the Tri-Cities and onward to other parts of Washington state. Interstate 182 runs east–west across the city and connects with Interstate 82 west of Richland; it also carries U.S. Route 12, which continues east from the Tri-Cities to Walla Walla and Lewiston, Idaho. U.S. Route 395 enters from the south on the Blue Bridge over the Columbia River and continues north towards Spokane and the Canadian border. A secondary bridge, the Cable Bridge, carries State Route 397 from Kennewick to Pasco.

Public transit service within Pasco and the Tri-Cities is provided by Ben Franklin Transit, which is funded by a sales tax in portions of Benton and Franklin counties. As of 2024, an average of 2,700 daily passengers use Ben Franklin Transit within Pasco. The Tri-Cities region's lone passenger rail station is the Pasco Intermodal Train Station, which is served by the daily Empire Builder operated by Amtrak.

The train has service west to Portland, Oregon, and east to Spokane, St. Paul, Minnesota, and Chicago. The original station in Pasco was built by the Northern Pacific Railway and replaced in 1998 by a new facility. The BNSF Railway operates freight railroads that pass through Pasco and has a railyard within the city. The Pasco Yard, a classification yard, is the company's largest facility in the Pacific Northwest and was completed in 1955. Additional commercial transportation is undertaken through extensive barge traffic on the Columbia and Snake rivers.

Pasco is home to the Tri-Cities Airport, a regional airport that has passenger service and is also used for commercial and general aviation. As of 2025, six airlines serve Tri-Cities Airport with direct flights to cities in the Western and Central U.S., including several daily connections to Seattle–Tacoma International Airport. The airport had 478,000 passengers on commercial flights in 2024.



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Pasco, Washington – Parks & Recreation

Pasco's Gesa Stadium hosts the Tri-City Dust Devils, a minor league baseball team playing in the Northwest League and affiliated with the Los Angeles Angels. The Pasco School District's renovated Edgar Brown Memorial Stadium, constructed in a former gravel pit used in the construction of the Blue Bridge (Pioneer Memorial Bridge), provides a unique venue for outdoor athletic events.

Pasco is located along a major stretch of the 22-mile (35 km) Sacagawea Heritage Trail, an interactive educational and recreational hiking/cycling loop that circles the Tri-Cities area. A city-operated water park, named the Pasco Aquatics Center, is scheduled to open in 2026. It is planned to feature an indoor swimming area, outdoor pools, and classrooms. Pasco has several waterfront parks along the Columbia River, as well as easy river access for boaters, fishers, and skiers at any of the free boat launches.



The HAPO Center (formerly the TRAC) is a large complex located in Pasco which hosts regional events, including (but not limited to) conventions, meetings, sporting events, and concerts. The HAPO Center is located near the booming Road 68 corridor in Pasco.

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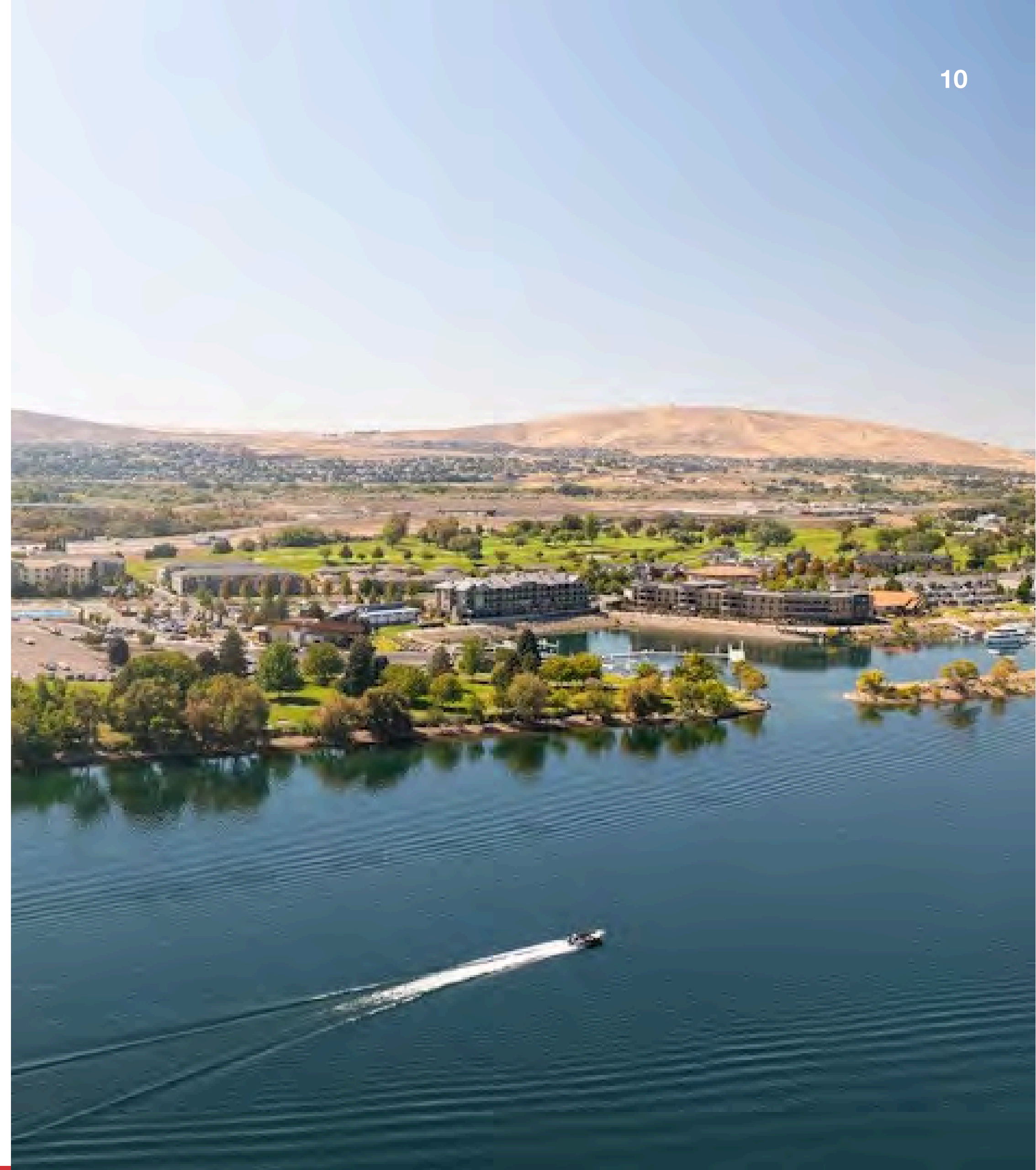
Explore Pasco

Pasco, Washington – Geography & Weather

According to the United States Census Bureau, the city has a total area of 34.08 square miles (88.27 km²), of which 30.50 square miles (78.99 km²) is land and 3.58 square miles (9.27 km²) is water.

As Pasco is located in Southeastern Washington, the city lies in the rain shadow of the Cascade Range. As a result, the area is a windswept desert, receiving little precipitation throughout the year. Hot summers, warm springs, and cold winters provide a stark contrast to other areas of the state. Climate data is sparse, as there is no functioning weather station in the city; more reliable data is provided by the weather station in nearby Walla Walla.

The Columbia River borders the south side of the city, separating it from the neighboring cities of Richland and Kennewick.



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Your Next Project **Starts Here**

Opportunities of this size and flexibility don't stay on the market long. With SR-12 exposure, I-1 zoning, and a location at the center of the Tri-Cities' industrial momentum, this 12.60-acre assemblage is ready for your vision — whether that's warehousing, distribution, manufacturing, or something entirely your own.

Let's talk about how this site can work for you.

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