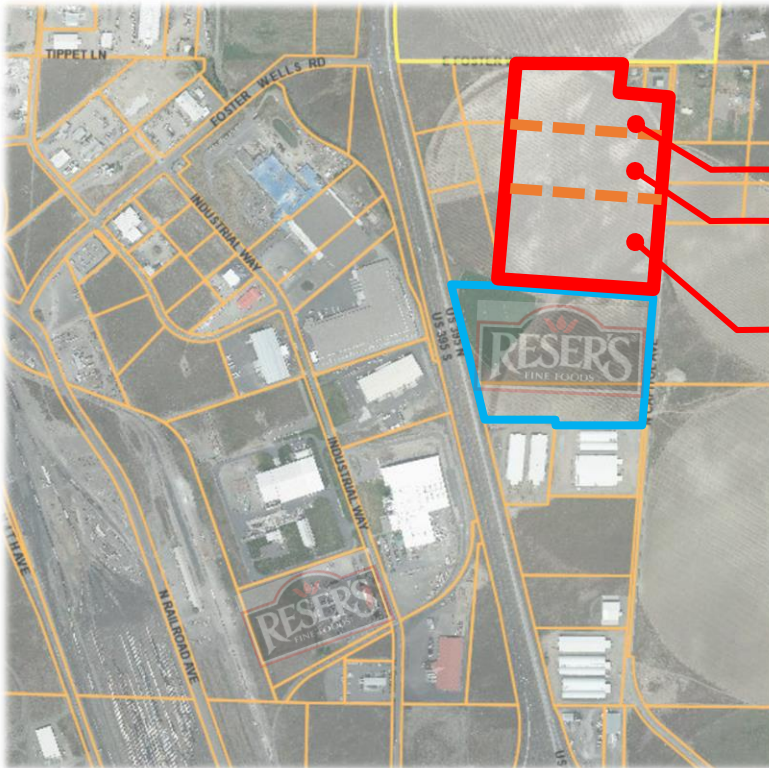


# NEW – Pasco Industrial Center 395



**12 Acres – SOLD**  
**17 Acres – Under Contract**  
(large freight facility)  
**25 Acres – Under Contract**

**Shovel Ready Sites**  
**Zoned Industrial**  
**Inside Pasco City Limits**

**Located at: Capital Avenue & Foster Wells Road • 99301 • [portofpasco.org](http://portofpasco.org)**

## PROPERTY DESCRIPTION:

The Port of Pasco acquired the 54-acre Pasco Industrial Center-395 Site in 2021. This undeveloped property is located at the intersection of Capital Avenue and Foster Wells Road.

The site is immediately adjacent to U.S. 395 with easy access to the Highway. The Northern corner of PIC-395 is ¼ mile from the freeway. The site can also be reached from a highway interchange 1.25 miles South at Kartchner Street.

## HIGHLIGHTS:

- Easy access to U. S. 395.
- Inside Pasco City Limits.
- Municipal Water and Sanitary Sewer on-site.
- Natural Gas provided by Cascade Natural Gas on-site.
- Electricity provided by Franklin PUD on-site.
- Zoned Industrial by Franklin County.
- 4.5 miles from Tri-Cities Airport

## CONTACT:

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