

Burbank Business Park – Phase II Burbank, Washington

The Burbank Business Park – Phase II is mixed used business park consisting of 112 acres zoned Business Park - Light Industrial and 15 acres zoned Business Park - Commercial located near the confluence of the Columbia and Snake Rivers and 6 miles south of the City of Pasco and 35 miles west of the City of Walla Walla. The Burbank Business Park – Phase II is adjacent to Port’s Burbank Business Park – Phase I which includes such assets as a cargo dock, two barge slips and rail served by BNSF Railroad. The Burbank Business Park – Phase II is adjacent to U.S. Highway 12 and minutes from Interstate 395 (North & South). The Park has excellent truck access, potable and fire suppression water, electrical, and natural gas services. The Park lots are available for sale or lease and can be configured to accommodate your specific business needs.



<u>Acreage:</u>	Vary in size from ½ to 14 acre parcels												
<u>Zoning:</u>	Business Park – Light Industrial & Commercial												
<u>Utilities:</u>	<table border="0"> <tr> <td>Electrical:</td> <td>Pacific Power & Columbia REA – On-Site</td> </tr> <tr> <td>Water:</td> <td>Port of Walla Walla – On-Site</td> </tr> <tr> <td>Fire:</td> <td>Port of Walla Walla – On-Site</td> </tr> <tr> <td>Sewer:</td> <td>Engineered Septic</td> </tr> <tr> <td>Gas:</td> <td>Cascade Natural Gas – On-Site</td> </tr> <tr> <td>Telephone:</td> <td>Qwest Communications – On-Site</td> </tr> </table>	Electrical:	Pacific Power & Columbia REA – On-Site	Water:	Port of Walla Walla – On-Site	Fire:	Port of Walla Walla – On-Site	Sewer:	Engineered Septic	Gas:	Cascade Natural Gas – On-Site	Telephone:	Qwest Communications – On-Site
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**For more information contact Jim Kuntz or Paul Gerola
at the Port of Walla Walla at 509-525-3100.**