

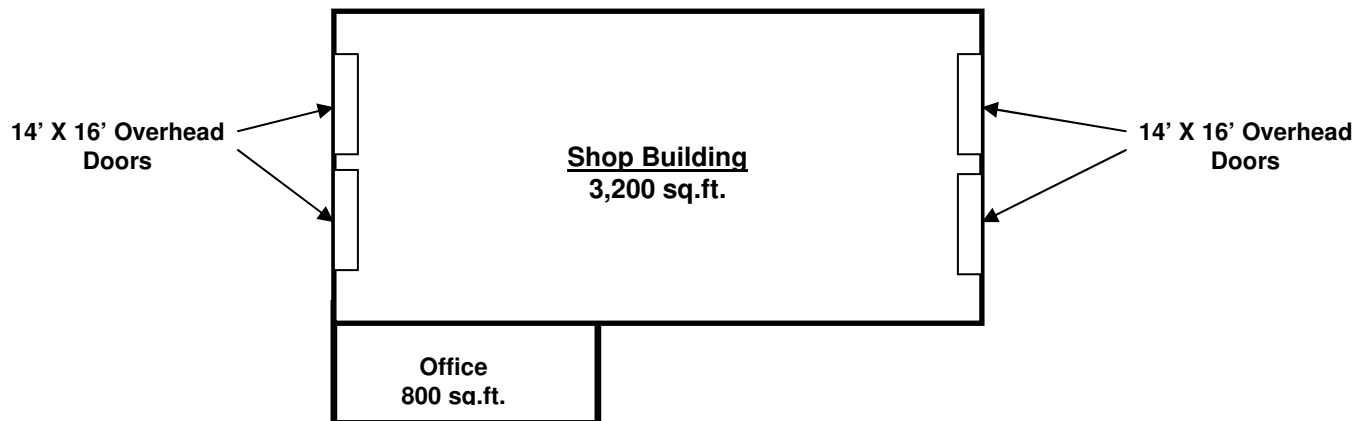


**4,000 sq.ft - Available for Lease  
Shop Space and/or Truck Maintenance Facility  
Service Transport Building  
Burbank Business Park  
381 Second Avenue, Burbank, WA 99323**



**Facility Description:**

- Shop Building: 3,200 sq.ft. metal shop building (40' X 80')  
\* 6" reinforced concrete floors, Ceiling height 18'
- Office 800 sq.ft metal office building (20' X 40')
- Truck Door: Four (4) 14' x 16' overhead doors drive thru the building
- Lot size: 5.47 acres fenced lot
- Zoning: Heavy Industrial
- HVAC: Used oil heaters in shop building for heat
- Utilities: \* Water: On-site – Port of Walla Walla water system  
\* Sewer: On-site – Private septic system  
\* Electrical: 480/240 volt 3 phase, 220/110 single phase- Pacific Power  
\* Natural Gas: On-site – Cascade Natural Gas
- Transportation: Highway: Facility is adjacent to U.S Highway 12. The major population centers of Seattle & Spokane, Washington; Portland, Oregon; and Boise, Idaho are all overnight by truck from Burbank. Air: 10 minutes from the Tri-Cities Regional Airport. Commercial flights to Seattle, Salt Lake City, Denver, and Las Vegas. Federal Express and UPS are available in the area.



**Monthly Lease Rate:**

**\$3,266.66 (Lease) + \$419.44 (State Leasehold Tax of 12.84%) = \$3,686.10**

**Lessee responsible for utilities and insurance.**

**For more information contact:**

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