

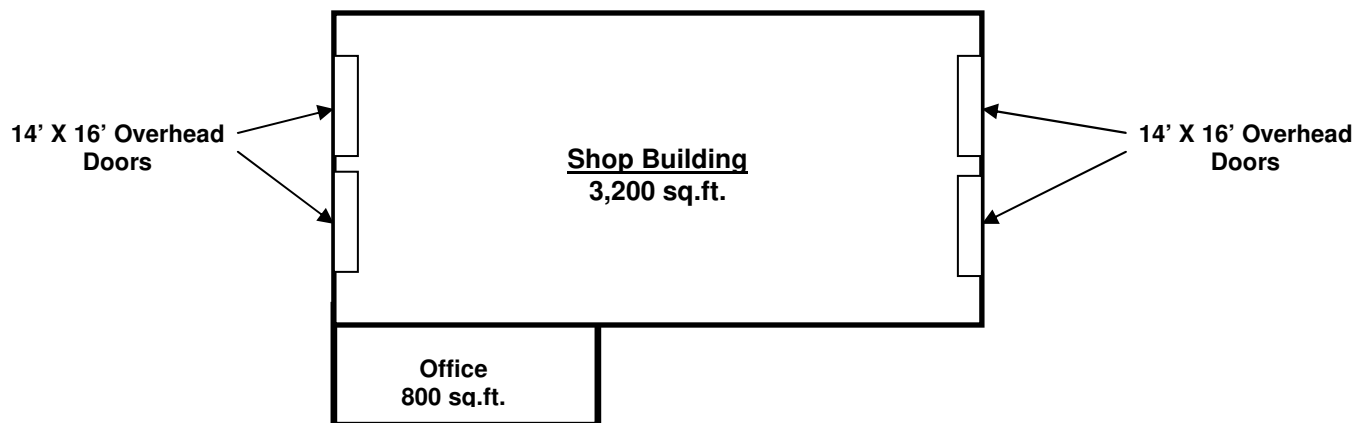


4,000 SQFT Building - Available for Lease
Service Transport Building
Burbank Business Park
381 Second Avenue, Burbank, WA 99323



Facility Description:

- Shop Building: 3,200 SQFT metal shop building (40' X 80')
* 6" reinforced concrete floors, Ceiling height 18'
- Office 800 SQFT 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 with asphalt paved ingress and egress into the facility
- 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.



For more information contact:

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