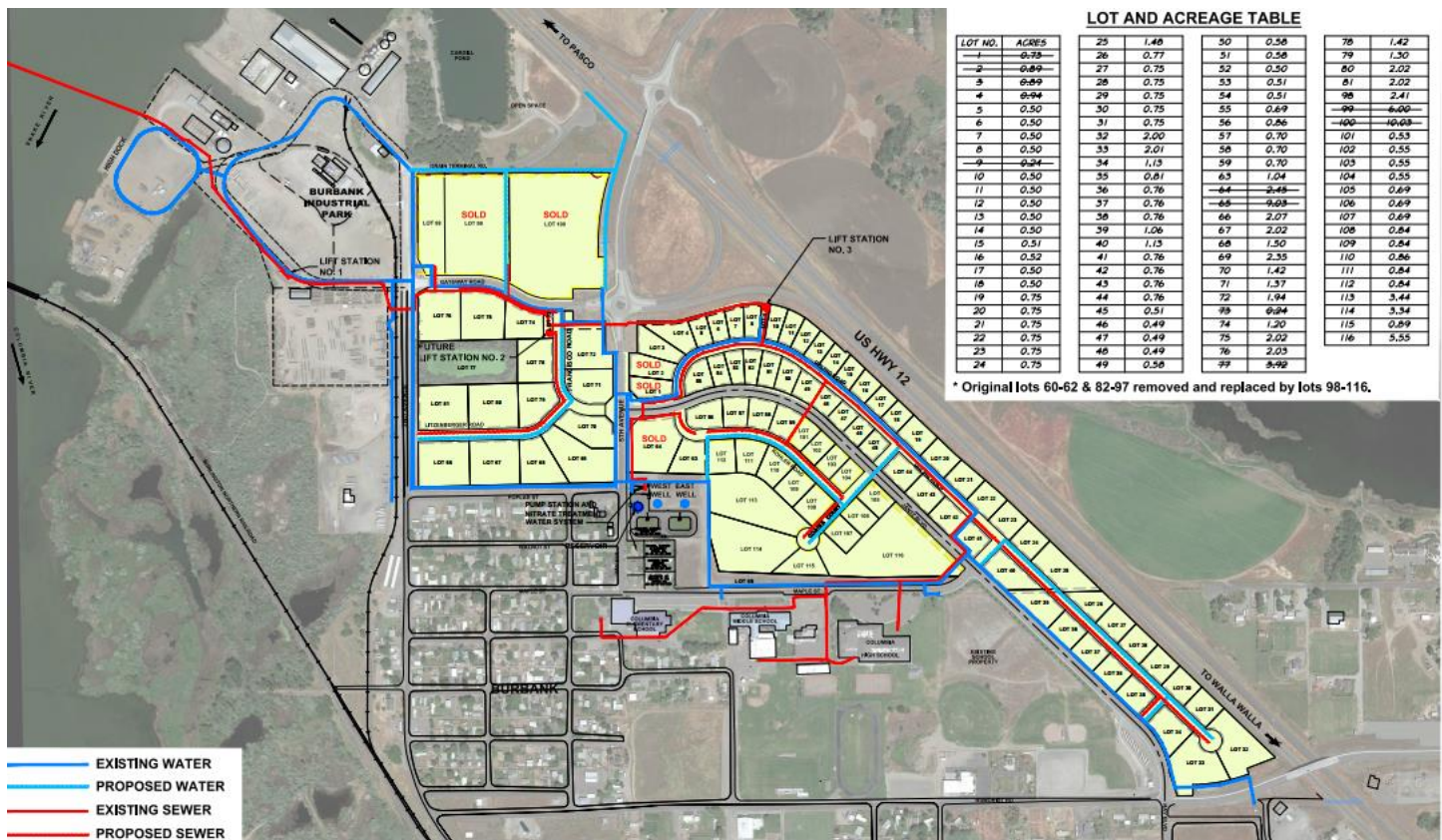


# Burbank Business Park Burbank, Washington

The Burbank Business Park is 112 acres of mixed zoning (commercial and light industrial) 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 is adjacent to U.S. Highway 12 and minutes from Interstate 395. Burbank Business Park is considered to be part of the Tri-Cities Metropolitan Service Area (Pasco, Kennewick, and Richland) with a 2017 total population over 280,000. The Business Park has excellent truck access, potable and fire suppression water, municipal sewer, electrical, and natural gas services. The Business Park lots are available for sale, lease and/or build-to-suit and can be configured to meet your specific business needs.



- Acreage:** 97 Lots varying in size from ½ to 20-acre parcels
- Zoning:** Business Park – Light Industrial & Commercial
- Utilities:**
  - Electrical: Pacific Power & Columbia REA – On-Site
  - Water: Port of Walla Walla – On-Site
  - Fire: Port of Walla Walla – On-Site
  - Sewer: Port of Walla Walla – On-Site
  - Gas: Cascade Natural Gas – On-Site
  - Telephone: Century Link Communications – On-Site
- Transportation:**
  - Highway: U.S Highway 12 – Adjacent
  - Airport: Tri-City Regional Airport - 6 miles

For more information, contact Pat Reay or Paul Gerola at the Port of Walla Walla at 509-525-3100 or by email at [pr@portwallawalla.com](mailto:pr@portwallawalla.com) or [pg@portwallawalla.com](mailto:pg@portwallawalla.com).

## The Community

Burbank is in unincorporated Walla Walla County and is located at the confluence of the Snake and Columbia Rivers. The population in Burbank is approximately 3,300. The City of Pasco is located immediately northwest of the Burbank community, across the Snake River Bridge. Burbank is considered to be part of the Tri-Cities Metropolitan Service Area (Pasco, Kennewick, and Richland) with a total population over 280,000. The Tri-Cities Metropolitan Service Area would be considered a prime user group for retail stores within the Burbank Business Park. The Tri-Cities Metropolitan Service Area has experienced tremendous residential growth over the last 10 years and is one of the fastest growing Metropolitan Service Area in the nation.

## Allowable Uses

- ❖ Hotels/Motels
- ❖ Auto Service Station/Convenience Market
- ❖ Automotive Dealers
- ❖ Automobile Leasing/Rental
- ❖ Building Material, Hardware, & Garden Supply
- ❖ Eating and Drinking Establishments
- ❖ Food Stores
- ❖ General Merchandise Stores
- ❖ Heavy Equipment Sales and Rental
- ❖ Home Furniture, Furnishings, Equipment Stores
- ❖ Horticultural Nurseries, Retail
- ❖ Irrigation Equipment, Sales Service & Storage
- ❖ Produce Stand
- ❖ Produce Market
- ❖ Retail, Miscellaneous
- ❖ Durable Goods
- ❖ Non-Durable Goods
- ❖ Commercial Greenhouses
- ❖ Animal Hospital
- ❖ Automotive Repair and Services
- ❖ Automotive Parking
- ❖ Business Services
- ❖ Catering Establishments
- ❖ Clinic
- ❖ Day Care Center
- ❖ Finance, Insurance, Real Estate
- ❖ Hospitals
- ❖ Laboratories, Research & Testing
- ❖ Offices
- ❖ Orphanage/Charitable Institutions
- ❖ Personal Services
- ❖ Repair Shops and related services
- ❖ Warehousing and Storage
- ❖ Apparel and Other Textile Products
- ❖ Computer and Office Equipment
- ❖ Dairy Products Processing
- ❖ Electronic and Other Electric Equipment
- ❖ Food and Kindred Products
- ❖ Leather and Leather Goods
- ❖ Lumber and Wood Products, Except Furniture
- ❖ Printing and Publishing
- ❖ Rubber and Miscellaneous Plastics
- ❖ Storage/Packing Agricultural Produce
- ❖ Textile Mill Products
- ❖ Winery Type I
- ❖ Theaters
- ❖ Art Galleries
- ❖ Assembly Halls
- ❖ Libraries
- ❖ Museums

## Daily Vehicle Trips

|                |                            |                            |
|----------------|----------------------------|----------------------------|
| 2015           | Eastbound on US Highway 12 | 11,180 Daily Vehicle Trips |
|                | Westbound on US Highway 12 | 11,480 Daily Vehicle Trips |
| 2030 Projected | Eastbound on US Highway 12 | 17,180 Daily Vehicle Trips |
|                | Westbound on US Highway 12 | 16,730 Daily Vehicle Trips |

