

BJORKSTAM FARM

TBD N RAILROAD AVE,
PASCO, WA

20 ACRES
FRANKLIN COUNTY
PARCEL: 124670055



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IMPORTANT DISCLOSURES

This Offering Memorandum has been prepared by Lybbert Fielding Real Estate LLC for informational purposes only. The information contained herein is believed to be reliable, but no representation or warranty, express or implied, is made regarding its accuracy, completeness, or correctness. Prospective purchasers are encouraged to conduct their own due diligence and consult with their advisors before making any investment decision.

This Memorandum is not an offer to sell or a solicitation of an offer to buy any securities or interests in the property. Any offering or solicitation will be made only to qualified prospective purchasers pursuant to applicable laws and regulations.

By accepting this Memorandum, you agree to the above terms and conditions.



SUMMARY

This property is situated in a well established, yet fast growing industrial area in Pasco. Lots of potential uses for this property may include; Food Processing, Manufacturing, Data Centers, and Renewable Energy Manufacturing. Seller owns additional acreage that could also be included if needed.

The property is zoned Industrial in Franklin County. Seller is applying for inclusion into the UGA for the City of Pasco (UGA boundary is currently adjacent to the south).

Located adjacent to a BNSF Railway Certified Site.



LISTING DETAILS



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20 ACRES



CURRENTLY ZONED INDUSTRIAL
SELLER APPLYING FOR
INCLUSION INTO UGA FOR CITY
OF PASCO



\$2,000,000

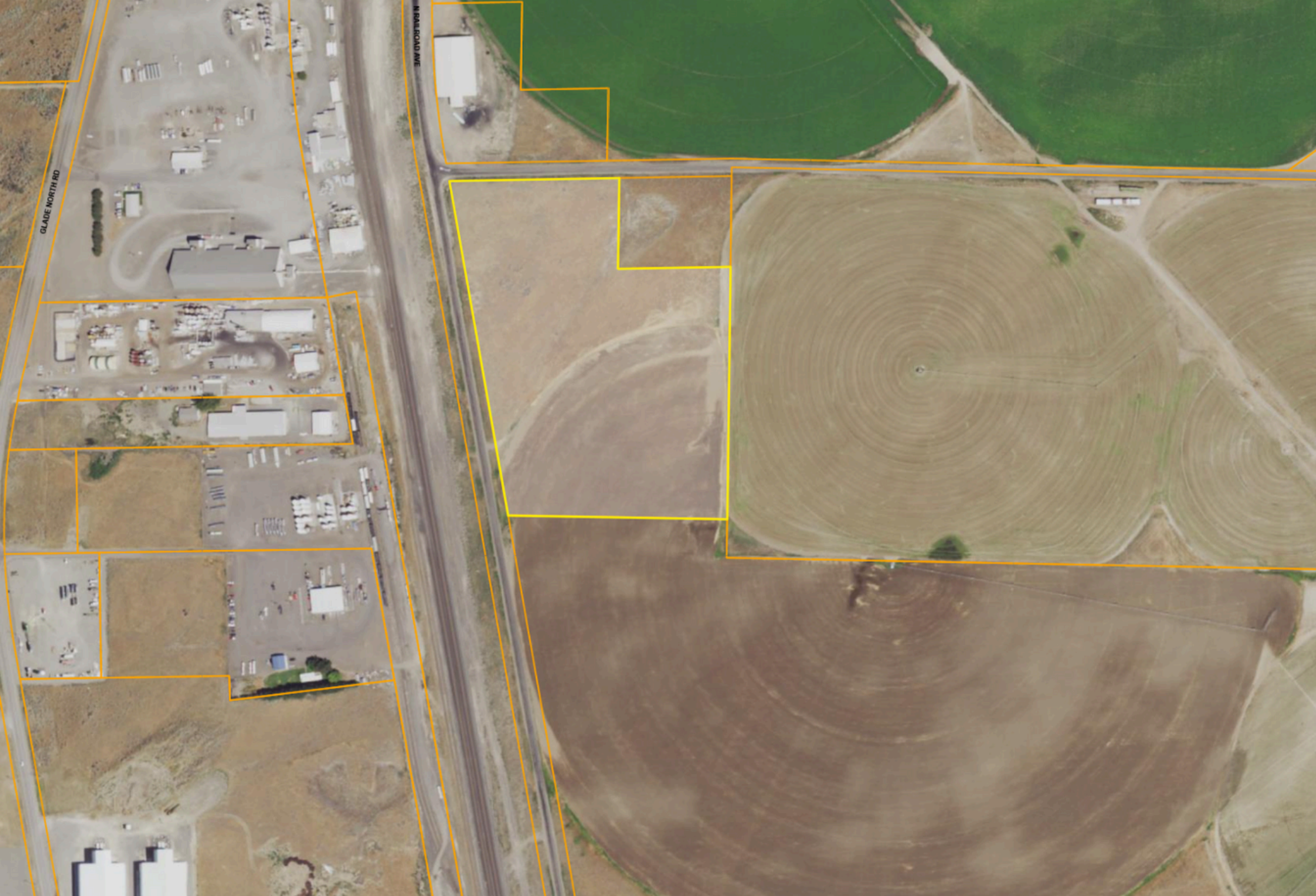
UTILITIES

Power	Big Bend Power and Franklin PUD
Fiber Optic	Lumen and Franklin PUD
Water and Sewer	City of Pasco if UGA expansion successful
Irrigation Water	South Columbia Basin Irrigation District



UTILITY DETAILS

Utilities are to the south in the Port of Pasco's Reimann Industrial Center. **Just north of Darigold's \$500 Million processing plant** as well as many other existing processors and businesses.







CONTACT

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