

# 139802 W Johnson

PROSSER, WA 99350



**\$825,000**

Prosser Industrial Acreage  
Ideal for Yard, Storage, or  
Development



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Each Office Is Independently  
Owned and Operated.



## PROPERTY DESCRIPTION

4.06-acre parcel zoned L1 – Light Industrial with excellent accessibility just off the main freeway exit in Prosser. Prime corner parcel located less than 1/3 mile from Prosser Memorial Hospital and approximately 1/2 mile from Interstate 82 Exit, offering outstanding visibility and access for industrial or service-related uses. The property includes a well-maintained 2,296 SF home built in 2001 that could serve as a potential office or residence, along with a 1,104 SF detached garage/shop built in 2009. Additional improvements include a 30kW standby generator and a 14' high two-bay carport. Private well and septic are in place. The 4.08-acre site provides ample space for future development, including the potential to construct a larger industrial shop, storage yard, or contractor facility. Rare opportunity for a flexible live/work or industrial development site in a growing Prosser corridor.



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## Property Details

Price	<b>\$825,000</b>
Total Building SF	3,400 SF
Type	Industrial Land with Existing Residence
Lot Size	4.06 AC



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SUBJECT PROPERTY



**WINE O'CLOCK**

Well-known local dining destination supporting Prosser's wine tourism industry



Irrigated Agriculture Research and Extension Center

**WHITSTRAN INDUSTRIAL AREA**

Hub for food processing, agricultural distribution, and logistics employers

**PROSSER AIRPORT**

**DOWNTOWN PROSSER**

Concentration of retail, dining, and services supporting local business activity



Prosser Historical Museum



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