

**FOR SALE | INDUSTRIAL LAND | \$700,000****±3-Acre Light Industrial Site with Wash & Scale | Burbank, WA**

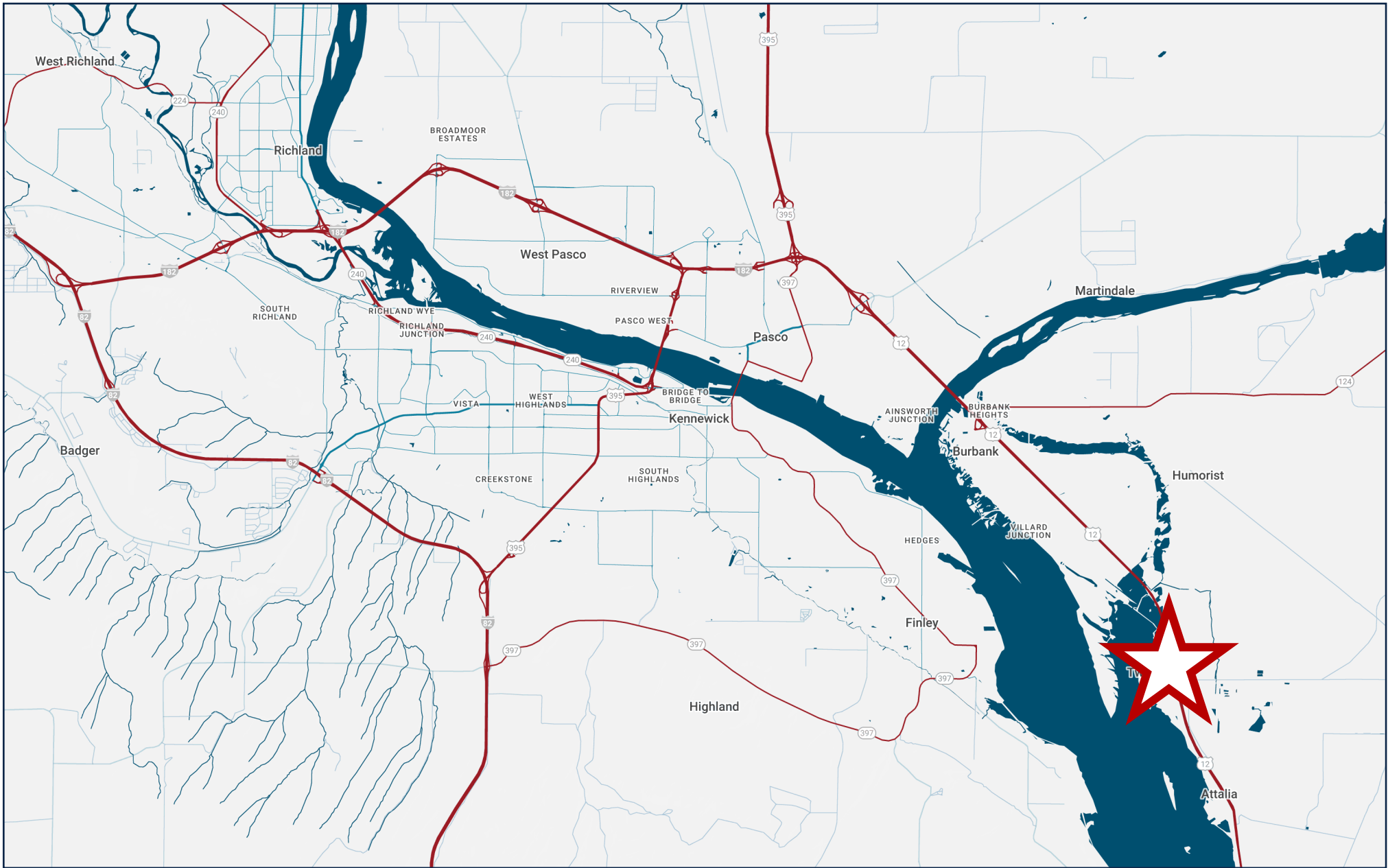
Own or redevelop this rare ±3-acre light industrial parcel at 232 Railex Road in Burbank, WA. Currently operating as Tidy Truck Wash & Scale, this site is strategically located just 8 minutes from Pasco and near Tri-Cities' largest logistics and warehouse hubs. With Three-Phase power, utilities on-site, and flexible Light Industrial zoning, this property is ideal for an owner-user, investor, or developer looking to reposition or expand in a high-demand corridor. Priced at \$5.55/SF – call today for details or a site tour. MLS#108452

- 3 Acres of Industrial in Burbank
- Currently Ran As Truck Scale and Truck Wash Business
- Three-Phase Power
- Industrial / Ag-Mixed Zoning

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**\$700,000**

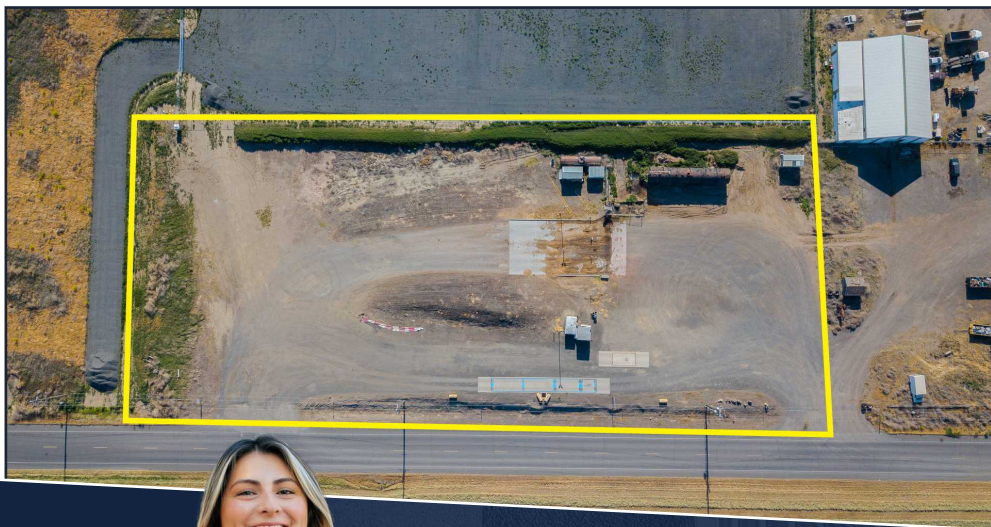
**LOCATION**



**FOR SALE**

**\$700,000**

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**STRICKER  
CRE**



**DERRICK STRICKER**  
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