

EXCLUSIVE OFFERING MEMORANDUM

B STREET INDUSTRIAL

TBD EAST B STREET
PASCO, WA

This drawing is not to scale and is
for illustrative purposes only

ANDREW LYBBERT
MANAGING BROKER
1.509.531.8012
ANDREW@LFRE.COM



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.



PROPERTY DETAILS

This 2.77-acre industrial parcel is zoned I-1 and allows for various industrial uses. Great highway visibility. Seller has completed engineering for the street frontage improvements. Sewer and water located in the street. Buyer to verify all information.



B STREET INDUSTRIAL



TBD EAST B STREET
PASCO, WA



FRANKLIN COUNTY
PARCEL: 112520157



2.77 ACRES



INDUSTRIAL (I-1)



\$1,025,620





CONTACT

ANDREW LYBBERT
MANAGING BROKER
1.509.531.8012
ANDREW@LFRE.COM



LYBBERT FIELDING