



TRACTOR/TRAILER PARKING LOT  
TBD E LEWIS PLACE  
PASCO, WA

5.68 ACRES  
FRANKLIN COUNTY  
PARCEL: 113730071,  
113730062



ANDREW LYBBERT  
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EXCLUSIVE OFFERING MEMORANDUM

# 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

Great commercial property located in high industrial growth area. Property is graded, graveled, fenced, lit, all road improvements are completed and utilities to the property. Perfect site for trucking company looking to build office/shop with parking ready to go or build a truck parking business. Cannot be used for overnight inhabited truck parking within 250' of residential, but property is deep enough to allow it on the northern portion. Zoned C-3. Road connection to Road 40 E (Amazon DC's road) will be completed by the City of Pasco this year. Two parcels included in this sale.



VACANT COMMERCIAL LOT



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5.68 ACRES



COMMERCIAL (C-3)



\$2,103,076



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









## CONTACT

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