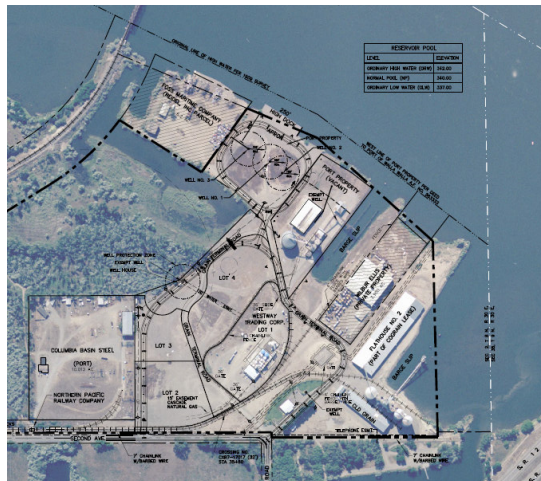


Burbank Business Park – Phase I Burbank, Washington

The Burbank Business Park – Phase I is a 10.0 acre industrial park (Lots 2, 3 & 4) located at the confluence of the Columbia and Snake Rivers some 35 miles west of the City of Walla Walla and 6 miles south of the City of Pasco. The Park is ideally suited for businesses needing to import and export products via barge or rail. Transportation assets include a cargo dock, two barge slips and rail served by BNSF Railroad. The Park is adjacent to U.S. Highway 12 and minutes from Interstate 395 (North & South). Cargill Louis Dreyfus, Westway Trading, GenX Energy Group, and Schnitzer Steel currently utilize a portion of the Park for their business operations. The Park has excellent truck and rail access, potable and fire suppression water, electrical, and natural gas services. The Park lots are available for lease and can be configured to accommodate your specific business needs.



<u>Acreage:</u>	10.0 Acres (Lots 2, 3 & 4)
<u>Zoning:</u>	Industrial
<u>Cargo Dock :</u>	Berthing Space: 60 x 250 Cargo Dock Height: 12 Feet Apron: 2.7 Acre Storage Area Water Depth: 14 Feet Use: General Cargo; River Miles: 320
<u>Barge Slips:</u>	Berthing Space: 2 Barge Slips Normal Pool Elevation: 15 Feet Normal Pool Elevation Depth: 16-20 Feet
<u>Utilities:</u>	Electrical: Pacific Power – On-Site Water: Port of Walla Walla – On-Site Fire: Port of Walla Walla – On-Site Sewer: Engineered Septic Gas: Cascade Natural Gas – On-Site Telephone: Qwest Communications – On-Site
<u>Transportation:</u>	Highway: U.S Highway 12 – ½ mile Rail: BNSF - On-site Airport: Tri-City Regional Airport - 10 miles

**For more information contact Jim Kuntz or Paul Gerola
at the Port of Walla Walla at 509-525-3100.**