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## “A” Street Industrial Lots

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### (I-1) Light Industrial Lots For Sale

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Summary: Heritage Industrial Center is located within City of Pasco limits on "A" Street and within close proximity to Highway 12.

The two tax parcels available for sale are:

Pricing Schedule:

Tax Parcel # 112-530-051	Lot 2	4.71 acres	\$1.37 psf	\$282,600.00
Tax Parcel # 112-530-052	Lot 3	4.71 acres	\$1.37 psf	\$282,600.00
<b>Total</b>		<b>9.42 acres</b>		<b>\$565,200.00</b>

Utilities:

- City water installed and available
- City sewer installed and available
- Power

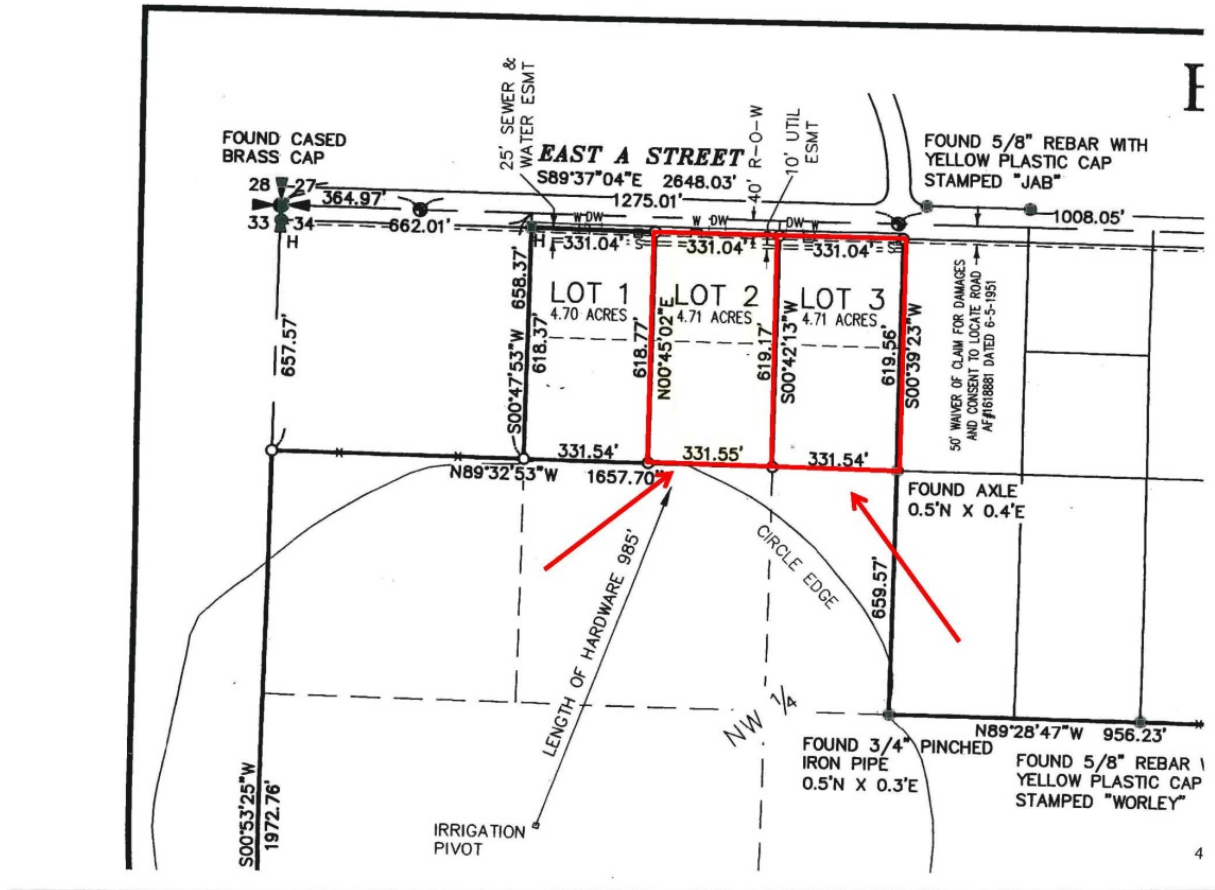
Zoning: The property is zoned I-1 (Light Industrial).

Covenants, Conditions & Restriction's: Heritage Industrial Center will be subject to CC&R's.

LID: "A" Street was improved by LID to include road widening, landscaping and a bike path. LID payment will be assigned to Buyer. The balance as of December 2014 is \$26,161.87. Buyer to verify this with the City of Pasco.

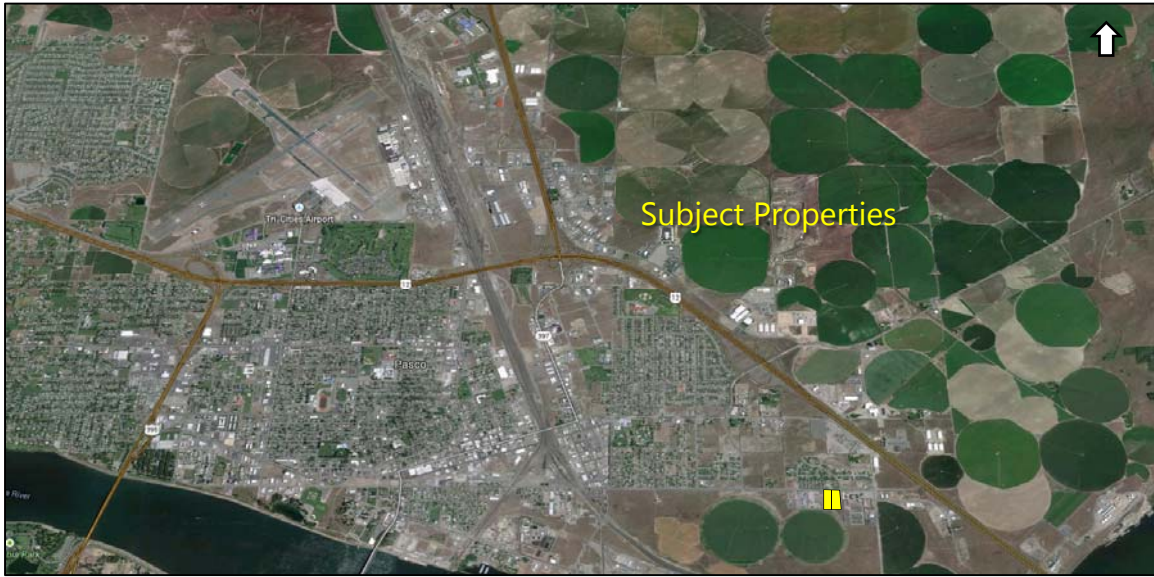
City of Pasco Front and Foot and Area Fees: City of Pasco utility fees are typically due upon construction permit application and are to be the responsibility of the purchaser.

For more information regarding LID and fees contact the City of Pasco Engineering Department at 509.545.3444



No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Buyer and his/her agent are responsible for independently verifying all presented information.

Monday, October 31, 2016



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