

---

# COLUMBIA EAST BUSINESS PARK

---

Light Industrial Land For Sale

---

CONTACT: CHARLES LAIRD  
509.545.3355  
[charles@tippettcompany.com](mailto:charles@tippettcompany.com)

---



Summary: Columbia East Business Park is located within City of Pasco limits on Commercial Avenue and within ¼ mile of the Khalotus Highway Interchange.

The three remaining tax parcels in the business park are available for sale.

Pricing Schedule:

<del>Lot 6</del>	<del>4.31 acres</del>	<del>SOLD</del>	
Lot 7	4.31 acres	\$3.25 psf	\$610,000

Utilities:

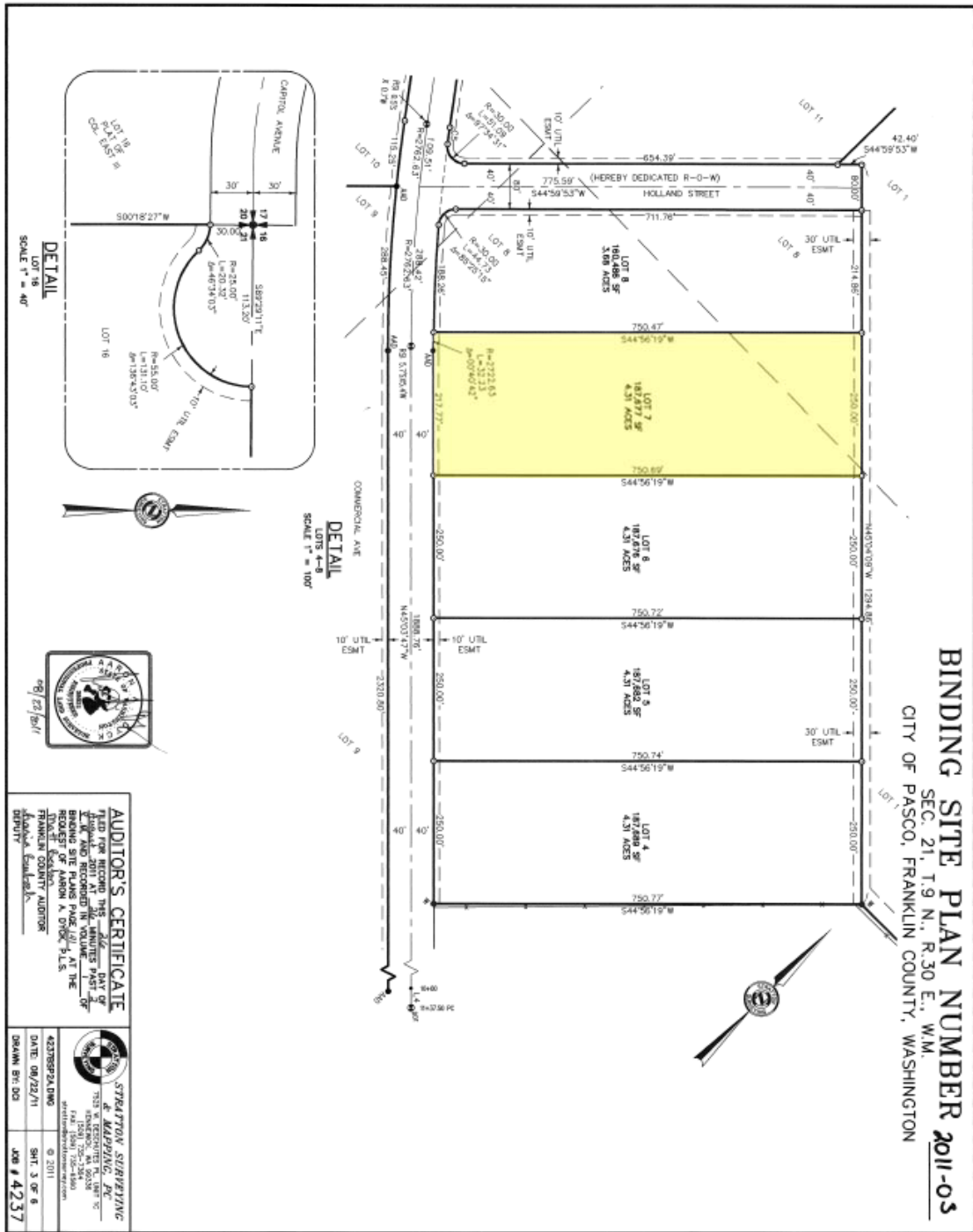
- City water installed and available
- City sewer not available at this time
- Septic system permitted under certain circumstances
- Power
- Fiber Internet

Zoning: The property is zoned I-1 (Light Industrial). See Attachment A – City of Pasco Zoning.

Covenants, Conditions & Restriction's: Columbia East Business Park is subject to CC&R's. See Attachment B – CC&R's.

Frontage Improvements: The City of Pasco will require frontage improvements on each lot e.g. sidewalks, curb and gutter. Frontage improvements are to be the responsibility of the purchaser.

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.



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.



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.