



Reimann Industrial Center consists of 150 acres located in Franklin County, Washington, in the City of Pasco. Reimann Industrial Center has access to BNSF Railway and has received certification as part of BNSF Railway's Site Certification program. BNSF certification ensures a site is ready for rapid acquisition and development through a comprehensive evaluation of existing and projected infrastructure, environmental and geotechnical standards, utility evaluation and site availability.

**SELECTING A CERTIFIED SITE CAN:**

- Reduce development time
- Increase speed to market
- Reduce upfront development risk of rail-served industrial sites

**PROPERTY DETAILS**

Reimann Industrial Center consists of 150 acres and runs adjacent to BNSF Railway line. Reimann Industrial is conveniently located west of State Highway 395 and owned by the Port of Pasco. Property is zoned for industrial.

**Site Details:**

- 150 acres available for development
- Direct access to BNSF
- Zoned for Industrial
- Port owned rail spur
- Railroad Avenue reconstruction underway
- Adjacent to U.S. 395
- Franklin PUD Substation on site
- 6 miles from Tri-Cities Airport



**CONTACT INFORMATION**

BNSF Regional Manager  
**John Adams**  
206.625.6355  
John.Adams2@BNSF.com

Port of Pasco  
**Stephen McFadden**  
509.547.3378  
smcfadden@portofpasco.org



## SITE PROFILE

<b>Land Area</b>	150 acres
<b>Zoning</b>	Industrial
<b>Price</b>	\$150,000/acre

## UTILITIES

<b>Electric</b>	Franklin PUD
<b>Gas</b>	Cascade Natural Gas
<b>Water</b>	City of Pasco
<b>Wastewater</b>	City of Pasco
<b>Telecommunications</b>	Franklin PUD

## DEMOGRAPHICS

Pasco is a community located in Franklin County. As of the 2020 census, the population is 77,108 and is a part of the Tri-Cities area.

## POPULATION

<b>City of Pasco</b>	
<b>5 mile radius</b>	36,759
<b>10 mile radius</b>	215,974
<b>15 mile radius</b>	273,159
<b>20 mile radius</b>	285,254

## WORKFORCE

<b>Total Wage &amp; Salary Employment</b>	22,129
<b>Annual Household Income</b>	\$150,000

## BNSF PREMIER PARKS, SITES AND TRANSLOAD PROGRAM

BNSF Certified Sites are a part of the Premier Parks, Sites and Transload program which is a strategic approach to addressing the increasing demand for customer site locations by developing various types of facilities across the BNSF network. BNSF Certified Sites have been reviewed by an industry expert in order to ensure accurate, reliable data. Our goal is to provide an inventory of rail-served sites that are available for immediate development.\*

\* In order to ensure a safe, efficient and economical switch operation, BNSF will want to review and approve the engineering plans to serve each tenant facility.