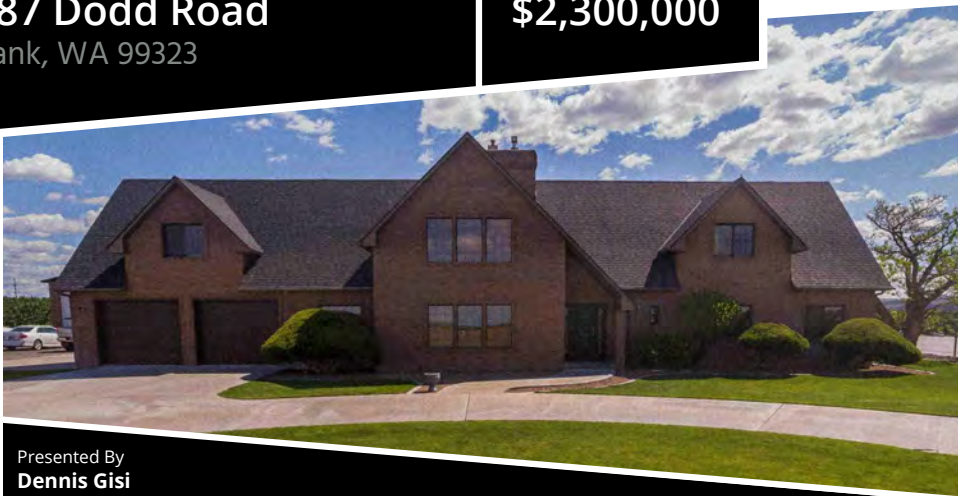


14787 Dodd Road
Burbank, WA 99323

\$2,300,000



Presented By
Dennis Gisi

Home

Beautifully renovated (completed in 2021) home. The home features 5 BDR's, 4 full Baths, 3 Fireplaces, Large Kitchen, Living Room for gathering. Every room is spacious and comfortable. Upstairs has 2 BDR's, Office and spacious family room. Patio opens into a relaxing and charming outdoor swimming pool for entertaining, bath house with changing area and bathroom. This home is meticulous. Home could easily be converted to office space as well.



Orchard

Set in a wonderful backdrop of 18.55 acres of a producing cherry orchard. These are of the Bing variety with Mansard & Gessler root stock. The orchard produces an average of 120-150,000 lbs. of fruit per year. In addition, the pollinizers are of the Rainier and produces on average between 30-50,000 pounds. There is 3 outbuildings. One has been a sales and marketing space for commuter or tourist traffic with a Cold Storage unit attached. Second is a Shop area for orchard equipment storage. The third building is general storage and shop building.







Agriculture and Commercial development

Foreign Trade Zone FTZ

Additional upside potential is that this is located near the Circle K & Tyson Foods, north of RailEx. It is in a Foreign Trade Zone which affords some tax relief in various areas such as import export taxes and more.

How does an FTZ work?

The FTZ program encourages U.S.-based operations by removing certain disincentives associated with manufacturing in the United States. The duty on a product manufactured abroad and imported into the U.S. is assessed on the finished product rather than on its individual parts, materials, or components.

The Benefits of Using a Foreign Trade Zone

1. Deferral, reduction, or elimination of certain duties
2. Relief from inverted tariffs
3. Duty exemption on re-exports
4. Duty elimination on waste, scrap, and yield loss
5. Weekly entry savings
6. Improved compliance, inventory tracking, and quality control
7. Indefinite storage
8. Waived customs duties on zone-to-zone transfers

The above information was gathered from US Customs & International Trade Division.

Contact

Call Dennis to Setup
an Appointment Only
Viewing!

Dennis Gisi

Owner | Broker | Realtor®

509-520-0505

dgisi@johnlscott.com

Dennis is a long-time real estate expert with over 40 years of experience.

As a John L. Scott broker, Dennis's mission is transactional excellence and client satisfaction. That means he works tirelessly to make your home and commercial real estate buying or selling process as efficient, stress free, and lucrative for you as possible.





John L. Scott® | REAL ESTATE

To walk through the home virtually, please visit:

<https://players.cupix.com/p/aYWrvxhE>

For a video tour, please visit:

https://www.youtube.com/watch?v=Lpe-fRcnLfw&ab_channel=JohnL.ScottRealEstateTri-CitiesPasco

John L. Scott Pasco

5109 N Road 68, Suite E, Pasco, WA 99301
www.tricitiespascooffice.johnlscott.com

This information is deemed reliable, but not guaranteed
and should be independently verified.