



BYRD REAL ESTATE
GROUP



FOR LEASE

OFFICE/WAREHOUSE/RAIL SERVED LAND
LEASE OR BUILD TO SUIT

IMPROVEMENTS:

Total building: 36,000+/-sf

Dimensions: 300' x 120'

Clear Height: 18'

Grade level doors: 1 - 12' x 12'
1 - 16' x 24'

Steel frame building with asphalt floors

PROPERTY SPECIFICATIONS

A portion of parcel 36165.9016
Total site size: 167+/- Acres
Zoning: Heavy Industrial

ELECTRIC AND GAS PROVIDED BY AVISTA
SEWER AND WATER BEING DEVELOPED.
RAIL SERVED BY BNSF

EXISTING OFFICE OR
WAREHOUSE LEASE RATES TBD

DOUG BYRD

509-326-8080
Cell 509-216-6575
Doug@byrdrealestategroup.com



Byrd Real Estate Group L.L.C.
PRODUCING PROPERTY SOLUTIONS
1912 N. Division St., Suite 201
Spokane, WA. 99207



2111 E HAWTHORNE BUILDING 32M | SPOKANE, WA



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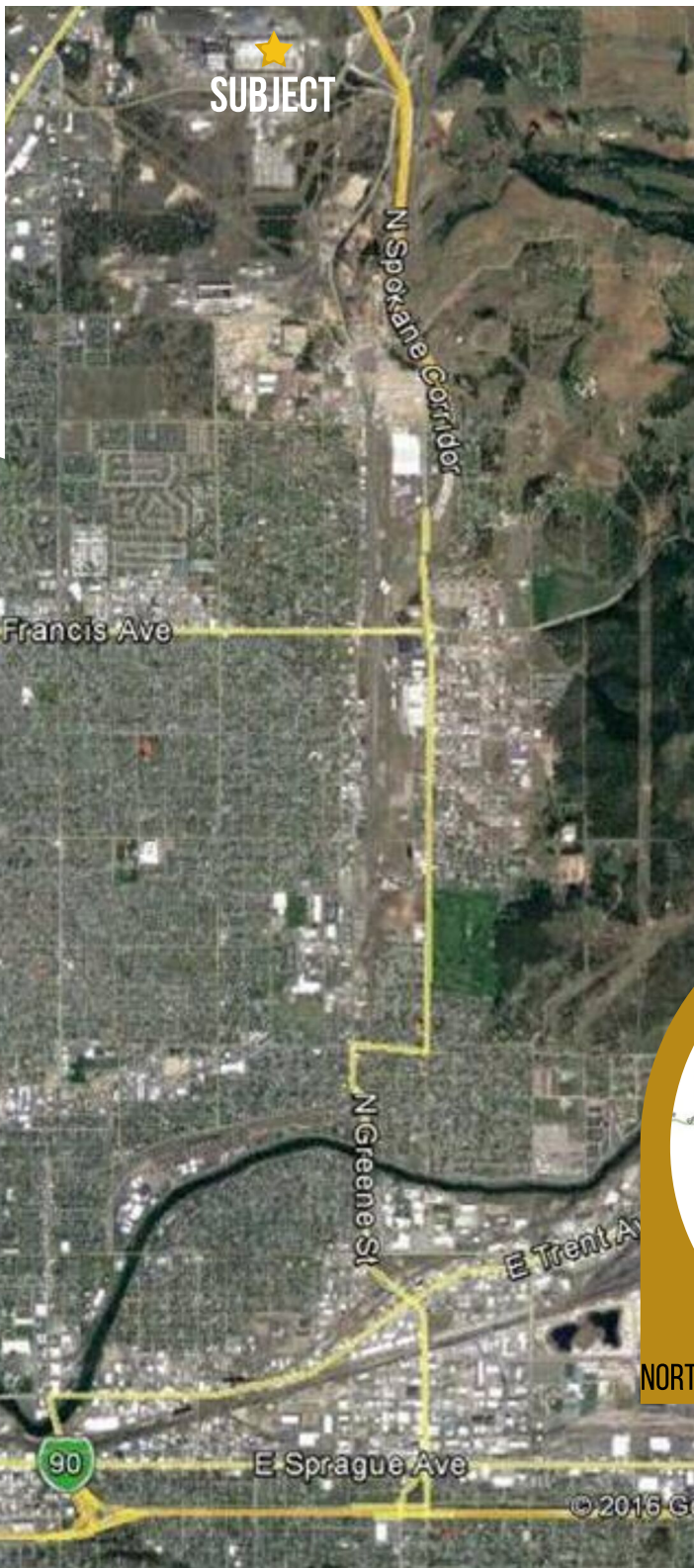
Spokane, WA. 99207



All information is furnished by the Owner &/or Broker and believed to be complete and correct. The Owner &/or Broker, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined.



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ESTIMATED DRIVE TIMES

I-90 - 10+/- MIN.

SPOKANE CBD -

20+/- MIN.

SPOKANE VALLEY -

25+/- MIN.

AIRWAY HEIGHTS -

30+/- MIN.

CDA, ID - 45+/- MIN.



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