



**GRANT COUNTY INTERNATIONAL AIRPORT
INDUSTRIAL EMPLOYMENT COMPLEX
BIG BEND COMMUNITY COLLEGE**

PATTON BLVD

LORING DRIVE



HWY 17

MOSES LAKE

**HOME DEPOT
WINCO
WALMART
SPORTSMAN'S WAREHOUSE
MARSHALLS**

LORING 39

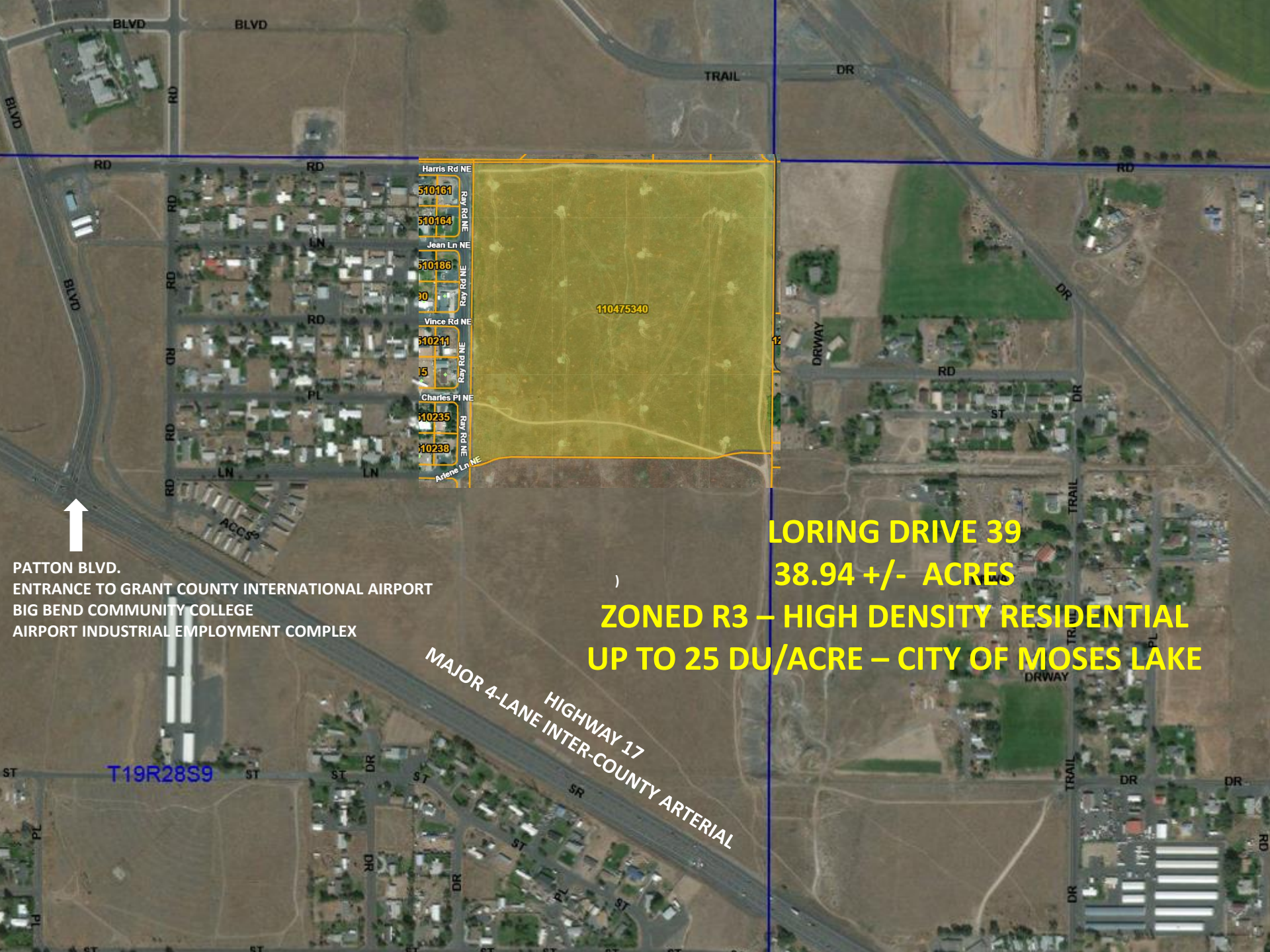
**MOSES LAKE, WASHINGTON
ZONED R3 – HIGH DENSITY
RESIDENTIAL**

**UP TO 25 DU/ACRE
CITY UTILITIES FRONT SITE
EASY ACCESS TO HIGHWAY 17**

**DIRECT LINK TO DOWNTOWN MOSES
LAKE, EPHRATA (COUNTY SEAT),
QUINCY DATA CENTERS, TRI-CITIES**

**EASY ACCESS TO GRANT COUNTY
INTERNATIONAL AIRPORT
EMPLOYMENT CENTER:**

**BOEING
GENERAL DYNAMICS
SGL CARBON
LKQ AUTOMOTIVE
AEROTEC
GENIE/TEREX
FUJI CJEMICAL
US KDK
GROUP 14
REC SILICON
STOKE AEROSPACE
MULTIPLE FOOD PROCESSORS**

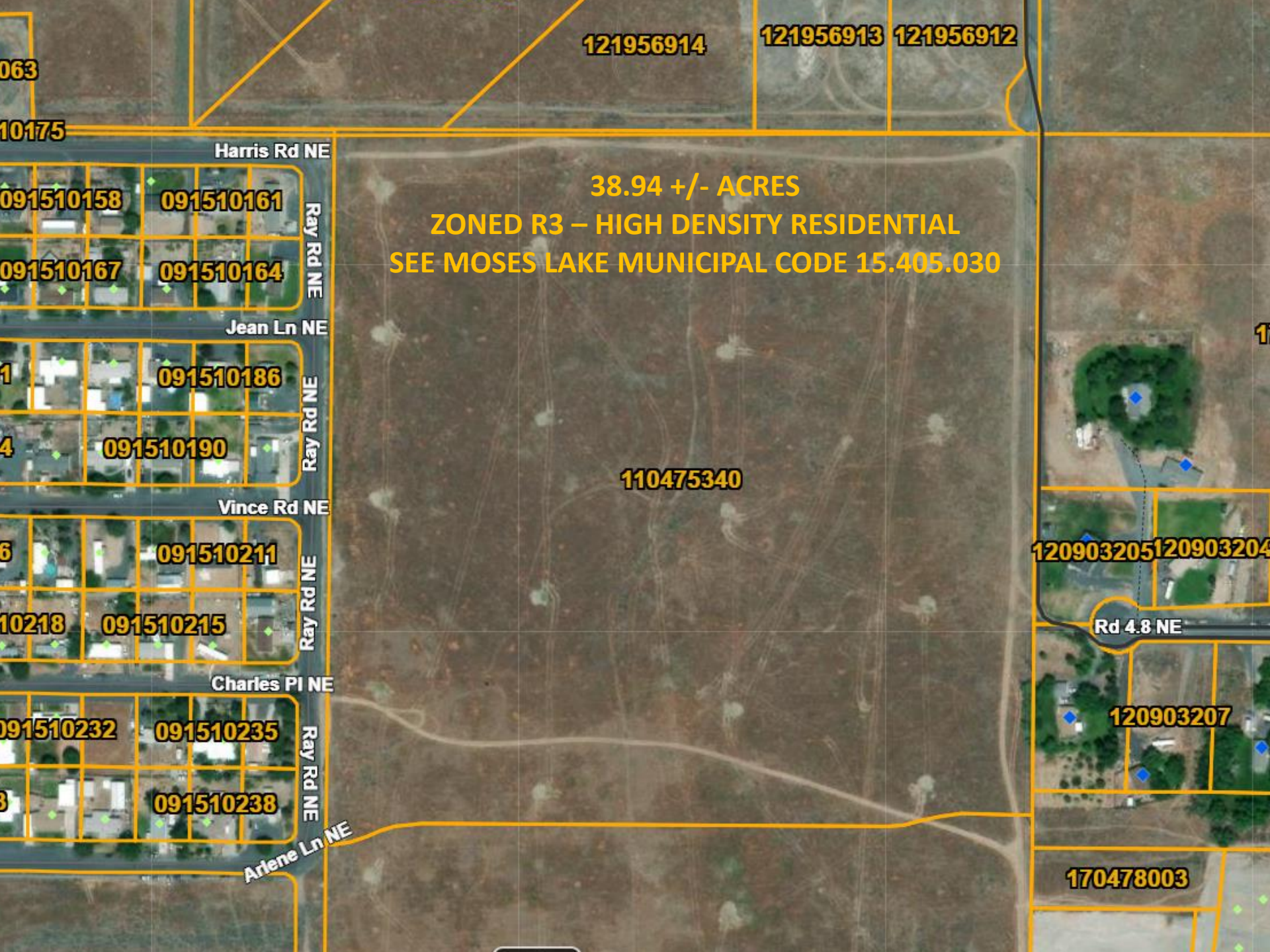


PATTON BLVD.
ENTRANCE TO GRANT COUNTY INTERNATIONAL AIRPORT
BIG BEND COMMUNITY COLLEGE
AIRPORT INDUSTRIAL EMPLOYMENT COMPLEX

LORING DRIVE 39
38.94 +/- ACRES
ZONED R3 – HIGH DENSITY RESIDENTIAL
UP TO 25 DU/ACRE – CITY OF MOSES LAKE

MAJOR 4-LANE INTER-COUNTY ARTERIAL
HIGHWAY 17

T19R28S9



121956914

121956913 121956912

063

10175

Harris Rd NE

091510158

091510161

Ray Rd NE

091510167

091510164

Jean Ln NE

1

091510186

4

091510190

Ray Rd NE

Vince Rd NE

6

091510211

10218

091510215

Ray Rd NE

Charles Pl NE

091510232

091510235

Ray Rd NE

3

091510238

Arlene Ln NE

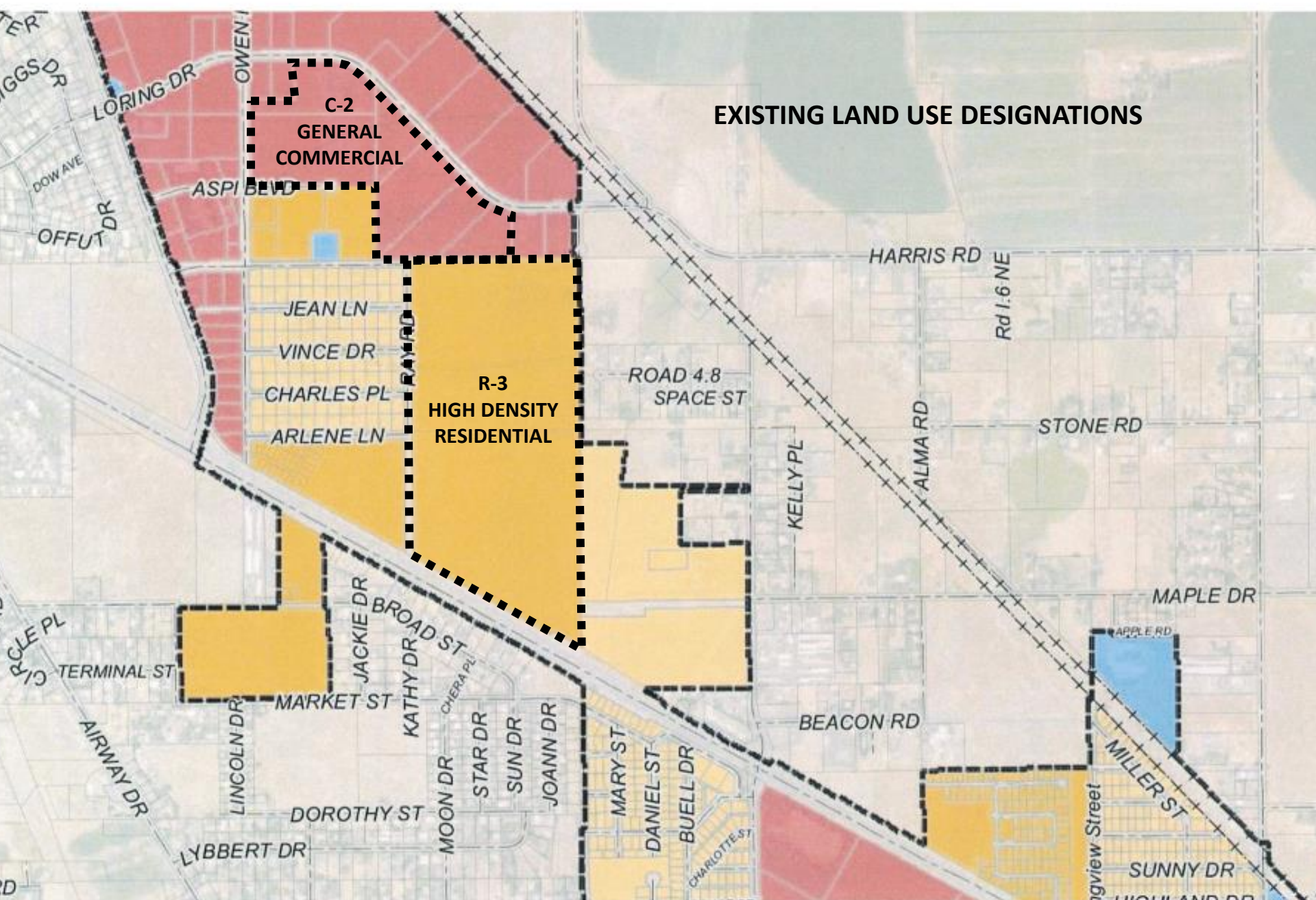
110475340

120903205 120903204

Rd 4.8 NE

120903207

170478003



ALL INFORMATION SUBJECT TO CONFIRMATION WITH CITY OF MOSES LAKE

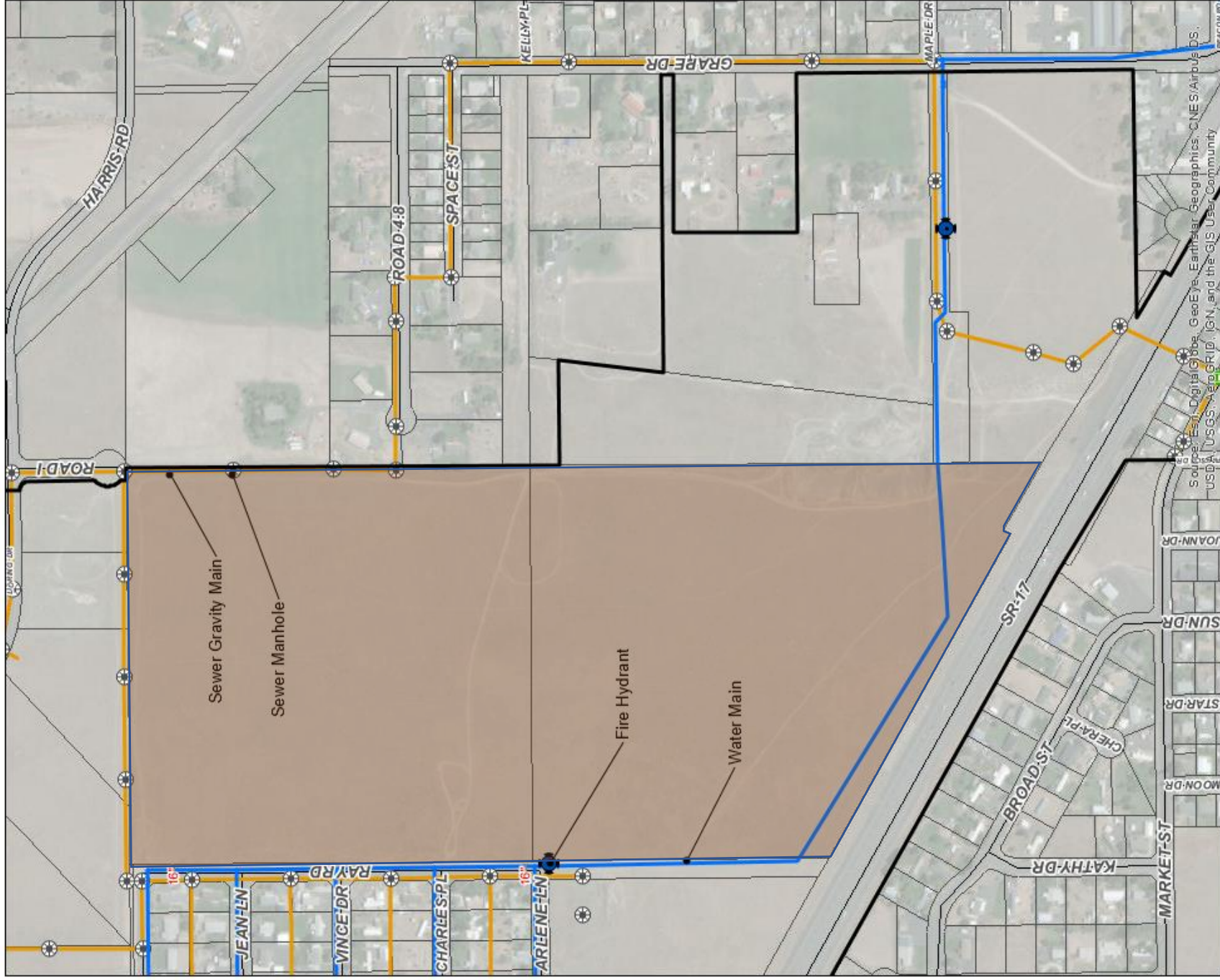


Table 15.405.060. Residential Land Uses by Zone

Land Use	Zones									MLDUC Reference
	Residential			Commercial and Mixed Use			Industrial		Public	
	R-1	R-2	R-3	C-1	C-1A	C-2	L-1	H-1	P	
Single Family Dwelling Unit	P	P	P							15.410 & 15.415
Zero Lot Line Home	P	P	P							15.410 & 15.415
Accessory Dwelling Unit	P	P	P							15.410 & 15.415
Duplex	P	P	P							15.410 & 15.415
Townhouse	P	P	P							15.410 & 15.415
Stacked Flats		P	P							15.410 & 15.415
Triplexes ⁽¹⁾	P	P	P							15.410 & 15.415
Fourplexes ⁽¹⁾	P	P	P							15.410 & 15.415
Fiveplexes			P							15.410 & 15.415
Sixplexes			P							15.410 & 15.415
Cluster Housing Developments ⁽²⁾		P	P							15.410 & 15.415
Courtyard Apartments			P							15.410 & 15.415
Cottage Housing ⁽²⁾		P	P							15.410 & 15.415
Multifamily Residential			P	P(L)	P(L)	C				15.410 & 15.415

Table 15.405.110. R-3 Building Dimensional Standards

R-3 Building Dimensions	Standard	Reference
Front yard and exterior side yard setback (for parking/vehicle/garage)	22 feet	
Front yard setback (residential structure)	8 feet	
Rear setback	10 feet	
Side setback	5 feet	
Exterior side yard setback living space (residential structure)	8 feet	
Front yard and exterior side yard setback porches, covered entryways, and similar unenclosed building projections	8 feet	
Maximum building height ⁽¹⁾	50 feet (1)	
Accessory dwelling unit (ADU) maximum height ⁽²⁾	24 feet	15.415.010
Accessory structure maximum height ⁽²⁾	20 feet	
Lot building coverage	75%	
Parking Requirements ⁽²⁾	2 off street per unit	15.715
Minimum Lot Size ⁽⁴⁾	2,000 sq ft	
Maximum Density ⁽³⁾	25 units per acre	

FOR ILLUSTRATION ONLY – BUYER TO CONFIRM MOSES LAKE REGULATIONS
SEE MOSES LAKE MUNICIPAL CODE SECTION 15.400 ET SEQ

SITE VIEW – FROM HWY 17 LOOKING NORTH



SITE VIEW – FROM RAY DRIVE – LOOKING EAST

