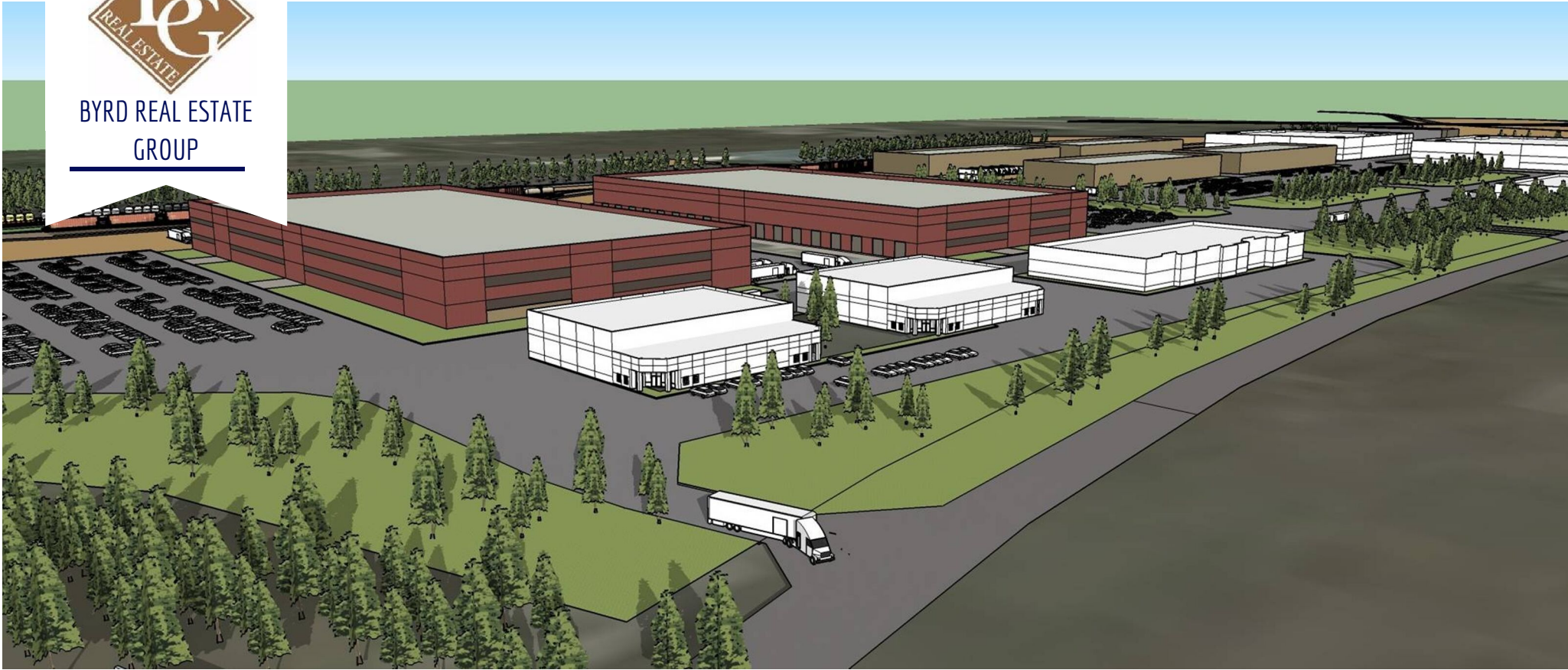


# North Spokane Industrial and Business Park



BYRD REAL ESTATE  
GROUP



170.54+/- acres of Heavy Industrial Land. Build to suit or land lease options available.

Lease rates to be determined.

**DOUG BYRD**

509-326-8080

Cell 509-216-6575

Doug@bydrealestategroup.com



**Byrd Real Estate Group L.L.C**

PRODUCING PROPERTY SOLUTIONS

1912 N. Division St., Suite 201

Spokane, WA. 99207

 **COMMERCIAL BROKERS ASSOCIATION**

 **LoopNet™**

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.

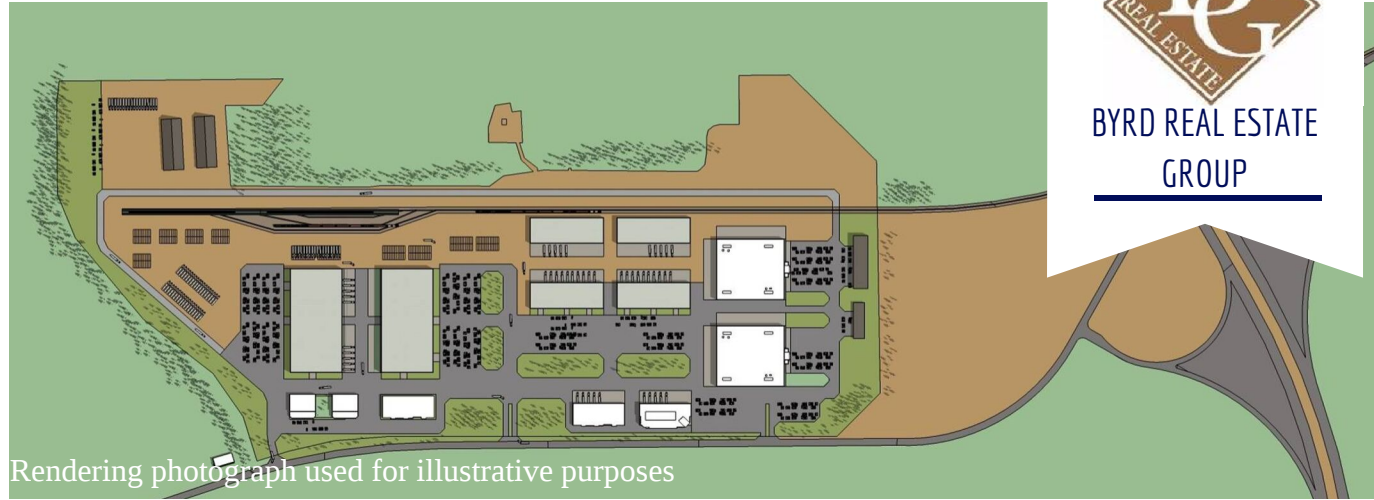
# North Spokane Industrial and Business Park



BYRD REAL ESTATE  
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## Site Information:

Site Size: 170.54+/- Acres  
Parcels: 36165.9016, 36161.9009  
Zoning: Heavy Industrial  
Zoning does allow for a wide range of industrial and commercial uses.



Rendering photograph used for illustrative purposes



## Close proximity to surrounding areas:

- I-90 - 8 miles / 15 min
- Spokane CBD - 9 miles/20 min
- Spokane Valley - 13 miles/26 min
- Spokane Int. Airport - 15 miles/30 min
- Airway Heights - 18 miles/37 min
- CDA, ID - 36 miles/49 min
- \*Within 1/2 mile of N/S Corridor

## Utilities to be provided:

- On site water with possible access to 18" line providing 1,000 gallons per min.
- On site sewer and septic.
- Public sewer adjoining at NW Corner of property.
- Electric and Gas to be serviced by Avista
- High pressure gas
- 5 MW of power available now with ability to get up to 10 MW

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# North Spokane Industrial and Business Park



BYRD REAL ESTATE  
GROUP

42 - 4,216+/-sf



32M & 32N - 36,000sf each



Clear span with 18' -45' clear ht.

35 - 24,000+/-sf



Steel bldg with drive thru side dock

85 - 9,968+/-sf w/1,500+/-sf office



40 - 5,360+/-sf



Office 40A 3,600+/-sf



Lab 40B 4,482+/-sf office and whse  
1200 Amps w/480v service



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136B - 10,000+/-sf



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CBA COMMERCIAL BROKERS  
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