

FOR SALE



48.748 ACRES VACANT LAND FOR SALE

7525 W. Sunset Hwy. | Spokane, WA 99224

LOCATION:	Great west Spokane location on Sunset Hwy/Hwy 2 near I-90, the Spokane International Airport, FAFB, and Spokane's City Center. Situated near aerospace, manufacturing, business and technology centers and other commercial development including shopping, restaurants, and gaming.
SITE:	±2,123,487 SF (48.748 acres) per ALTA Land Title Survey dated 9/17/21 by Duryea & Associates; parcel numbers: 25204.9074 and 25216.9120
ZONING:	LI, Light Industrial per City of Spokane
SEWER :	City of Spokane; connection is 169' west of the SW corner of the property. Connection with City of Spokane will be allowable or Buyer could explore connection to the private sewer in the adjacent parcel to the west
WATER:	City of Spokane; 12' distribution main in Sunset Hwy adjacent to the southwest edge of the property
SALE PRICE:	\$2,336,000.00 (\$1.10/SF); parcels must be sold together

Mark Lucas, SIOR | 509.755.7524 or mlucas@kiemleahagood.com

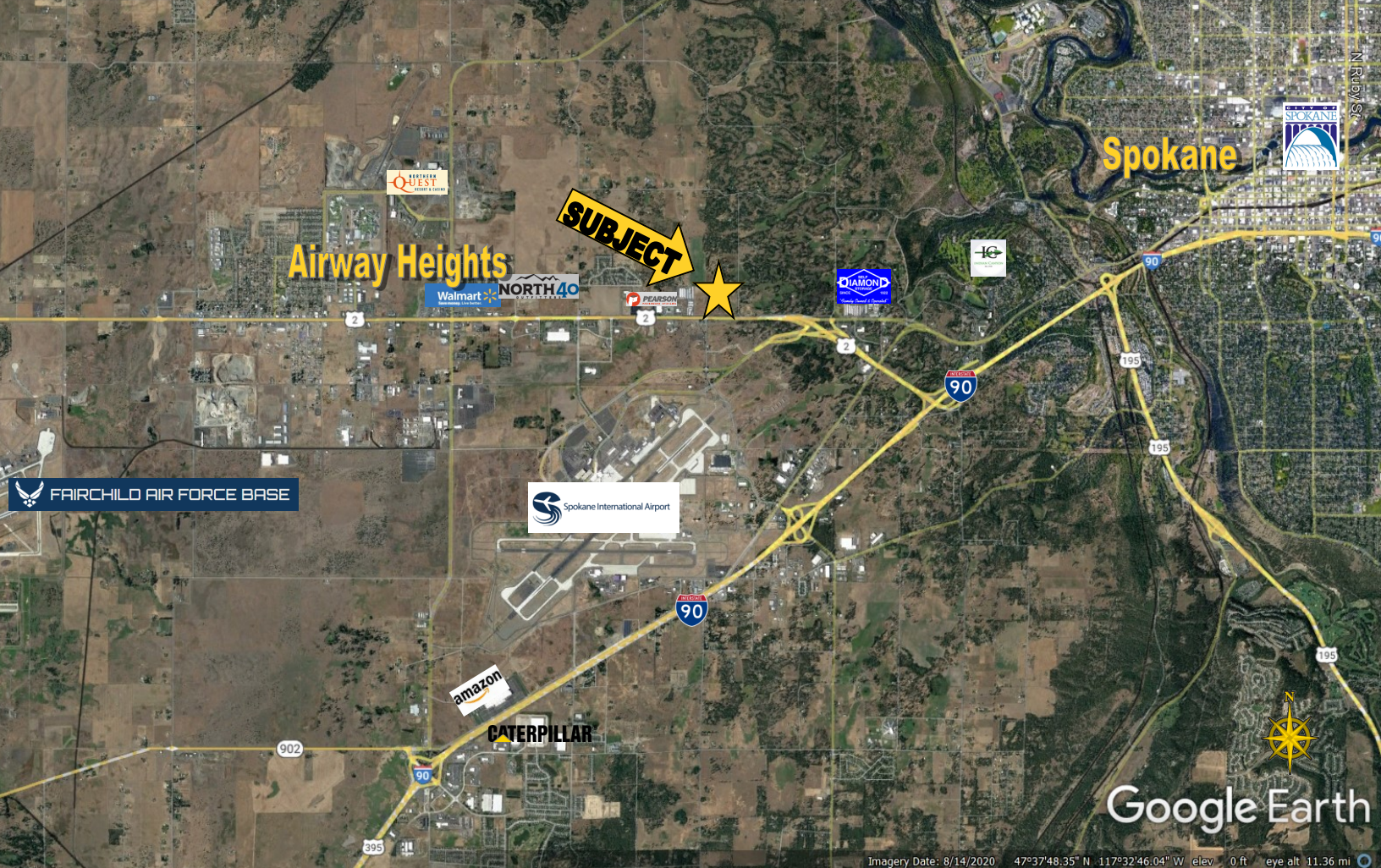
Tracy Lucas | 509.755.7558 or tracyl@kiemleahagood.com

All information herein is furnished by the owner and believed to be complete and correct. The Agent, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering without notice. 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. 06/02/22/tp J:\BROKERS\LUCAS\DOCS\FLYERS\Sunset Hwy W 7525

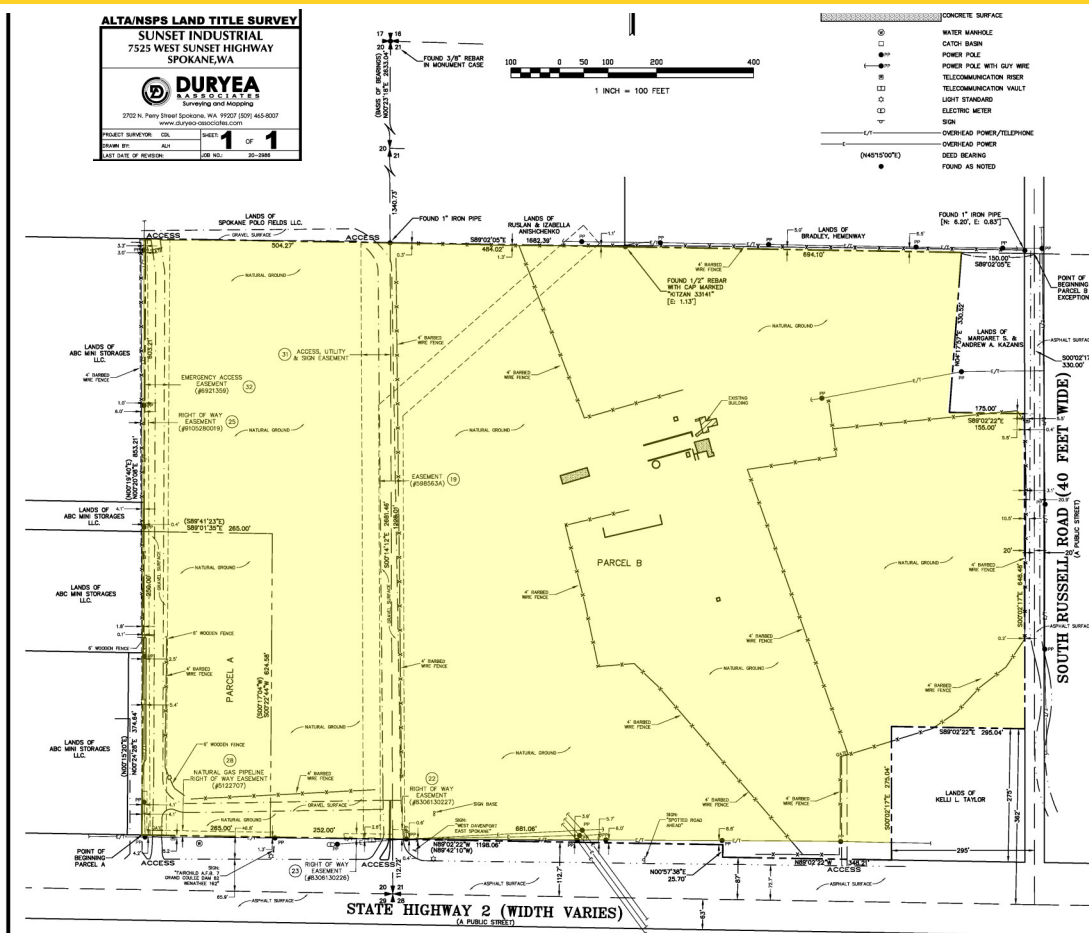


509.838.6541
601 W. Main Avenue, Suite 400
Spokane, WA 99201
KIEMLEHAGOOD.COM

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Mark Lucas | 509.755.7524 or
mlucas@kiemlehagood.com

Tracy Lucas | 509.755.7558 or
tracyl@kiemlehagood.com

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