

# LOT SIZES RANGING FROM 1 ACRE TO 15.28 ACRES



## ESMERALDA COMMERCE PARK

**FREYA ST & GARLAND AVE  
SPOKANE, WA 99207**

**11 LOTS AVAILABLE**

**OPEN  
LISTING  
FOR ALL  
BROKERS**

### Features

New 40' Wide Roads

Wide Sidewalks & Landscaping

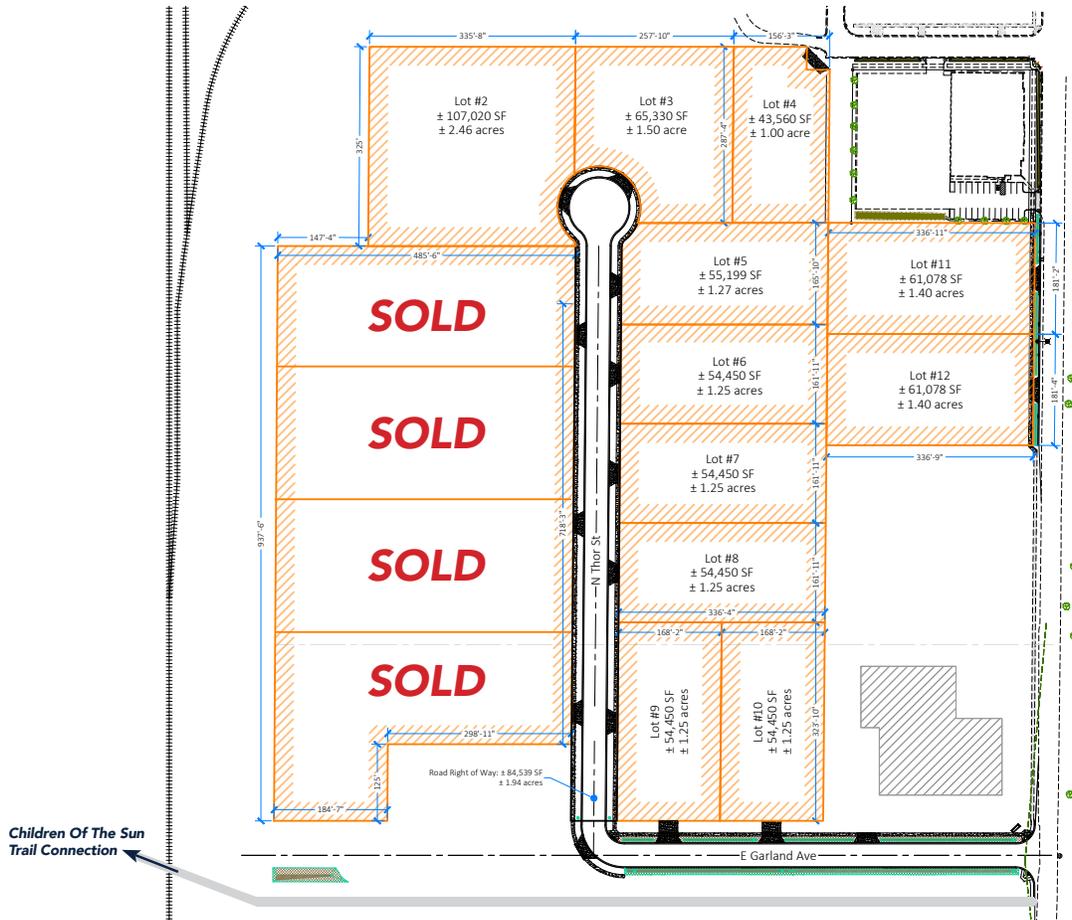
Ample Lighting

Available Utilities To Parcels

- Sewer
- Water
- Electric
- Communication
- Gas

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## FLOOR PLAN



### Available Property Details (Lots Can Be Combined)

Lot #2: ± 107,020 SF | ± 2.46 acres

Lot #3: ± 65,330 SF | ± 1.50 acres

Lot #4: ± 43,560 SF | ± 1.00 acre

Lot #5: ± 55,199 SF | ± 1.27 acres

Lot #6: ± 54,450 SF | ± 1.25 acres

Lot #7: ± 54,450 SF | ± 1.25 acres

Lot #8: ± 54,450 SF | ± 1.25 acres

Lot #9: ± 54,450 SF | ± 1.25 acres

Lot #10: ± 54,450 SF | ± 1.25 acres

Lot #11: ± 61,078 SF | ± 1.40 acres

Lot #12: ± 61,078 SF | ± 1.40 acres

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## IMAGES



### Features

- 10 minutes from Interstate 90
- 15 minutes to North Division "Y"
- 15 minutes to Downtown Spokane
- 20 minutes to Spokane International Airport

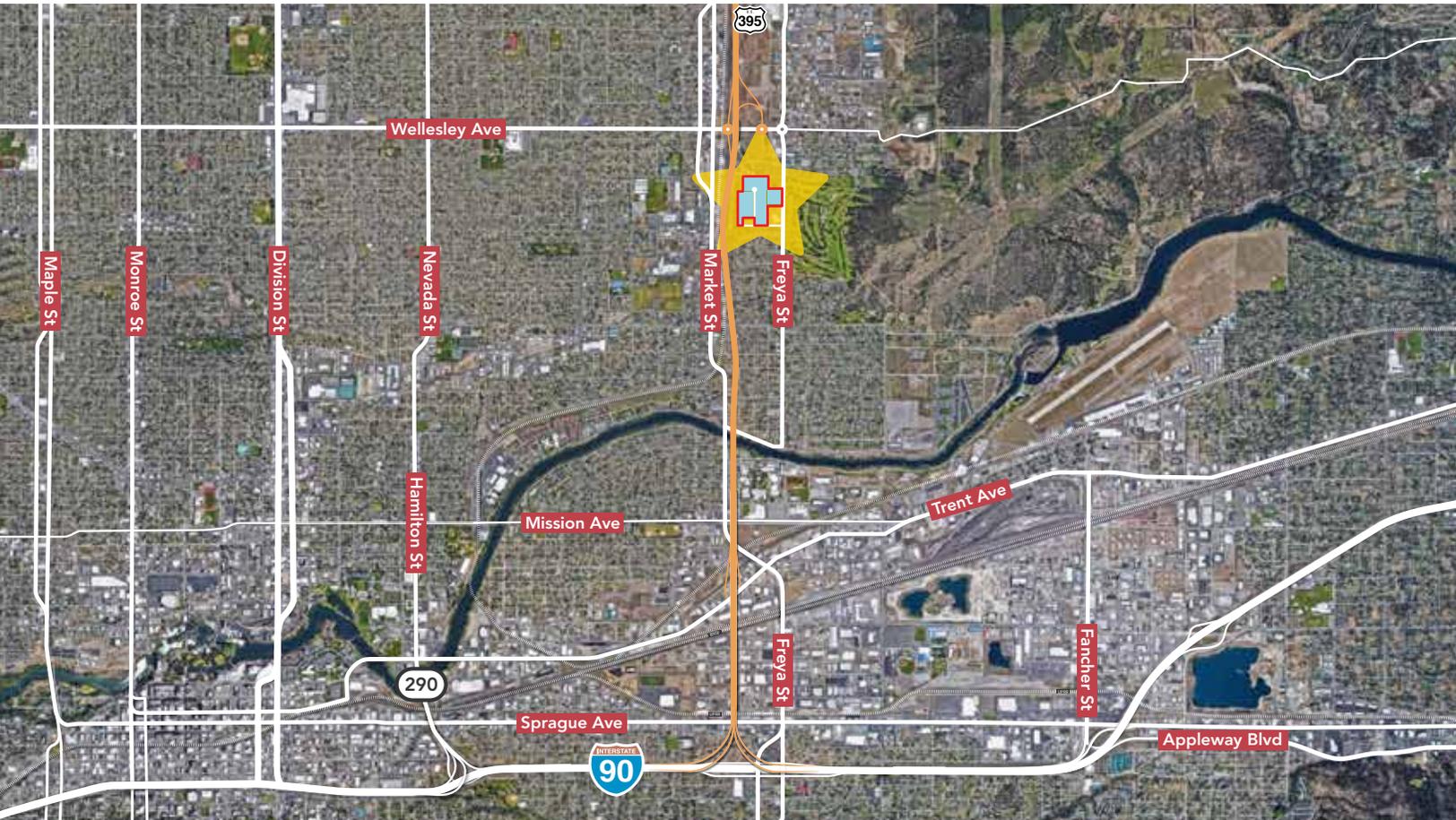
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## IMAGES



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## MAP



 — Future US 395 - North Spokane Corridor

## THE BENEFITS OF ESMERALDA

### DID YOU KNOW...

TOP 100 Metropolitan Statistical Area (MSA)

TOP 75 Combined Statistical Area (CSA)

### NEW ROADS AND INFRASTRUCTURE

Streets are extra wide with LED street lights, sidewalks and landscaping on both sides.

**POWER** All parcels have 480V 3 Phase power underground.

**UTILITIES** Water, sewer, gas lines installed to all lots.

