



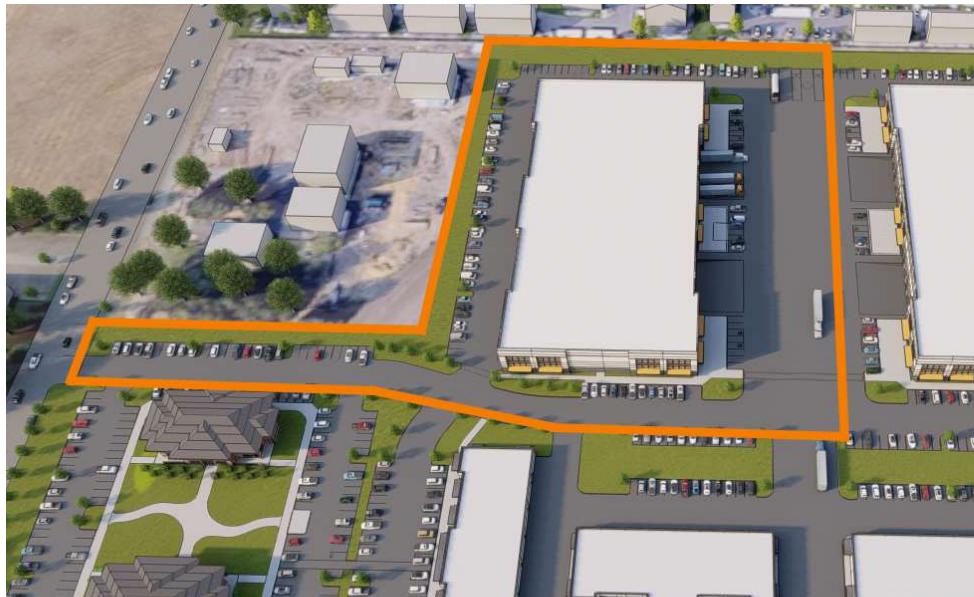
FOR LEASE: INDUSTRIAL
Hayford Business Park
Phase I
S HAYFORD RD & 21ST AVE
Airway Heights, WA 99224

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE INDUSTRIAL:	CLA for Quote Subject to Build Out
BUILDING SF:	87,780 SF
AVAILABLE SF:	20,000 - 87,780 SF
LAND:	18.12 Acres
ZONING:	Light Industrial
APN:	25302.0136

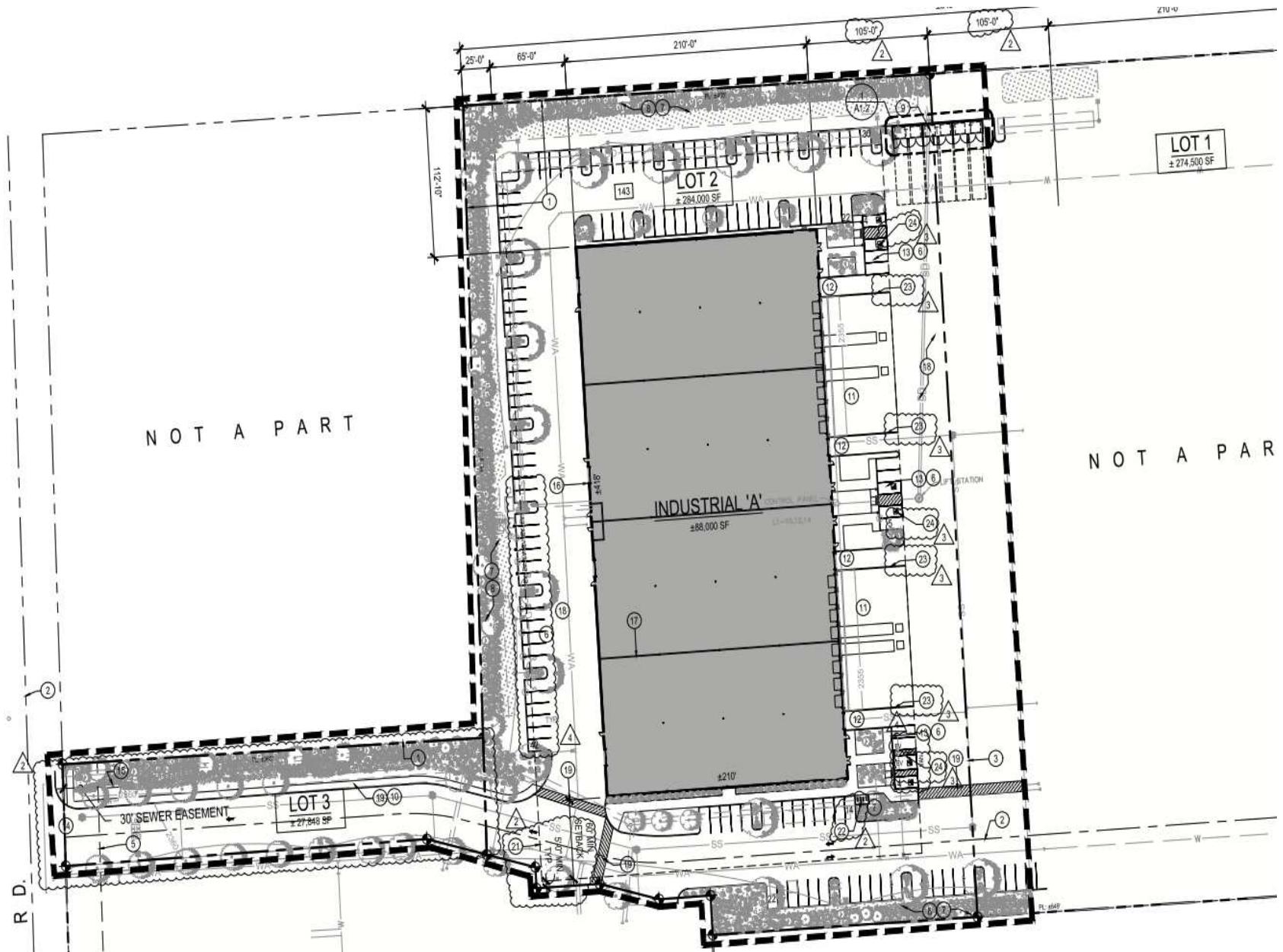
PROPERTY OVERVIEW

The Hayford Business Park is a developing Business Park with Industrial Warehouse, Flex and Office spaces. This development is intended to accommodate larger and small users with state of the art amenities.

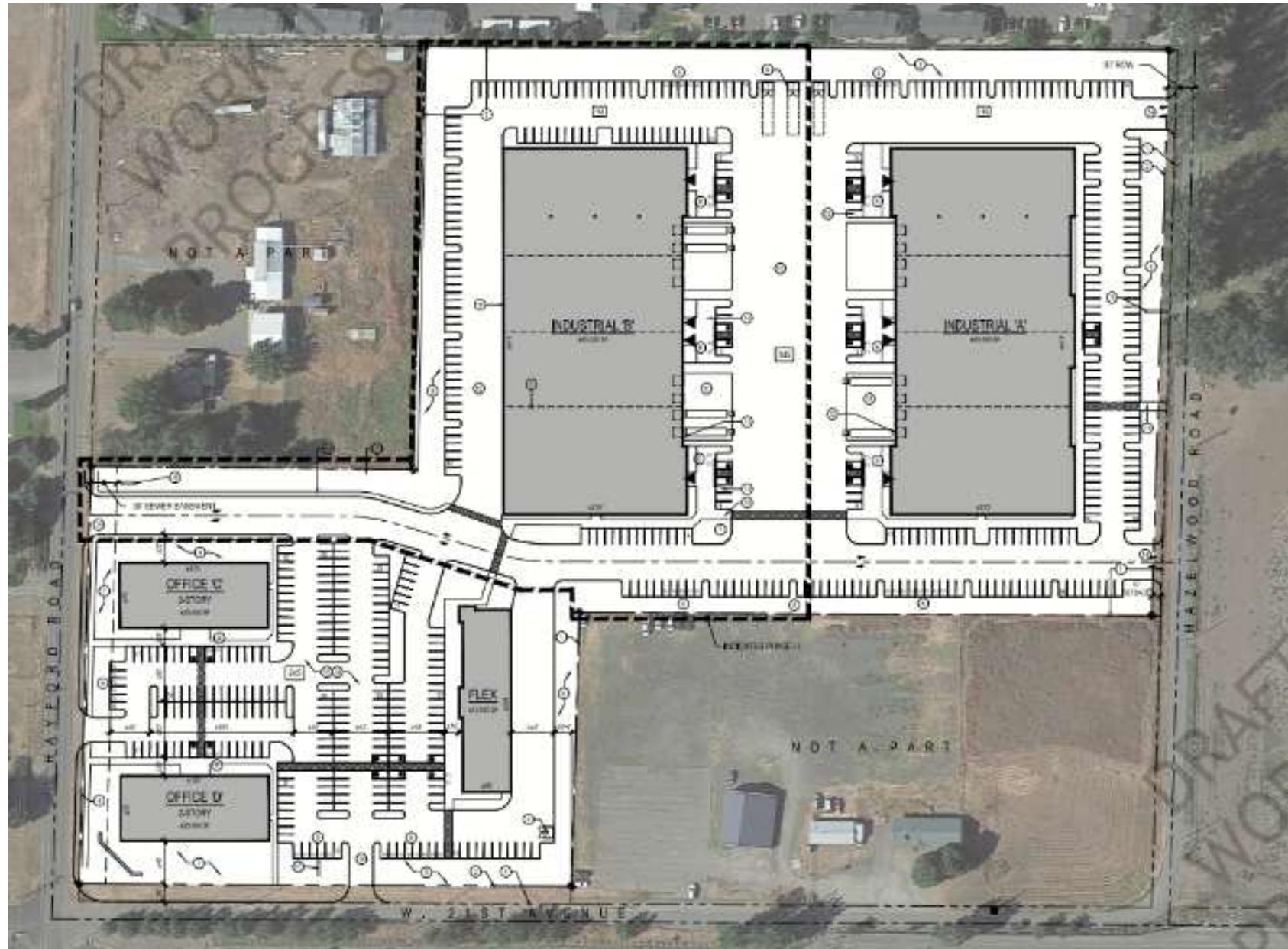
PROPERTY HIGHLIGHTS

- Permitting for construction approved for Phase 1, can be delivered within 8-12 months of signed lease
- 97 parking stalls
- Highly-prominent & visible Business Park with 87,780 SF of leasable space
- 34' ceiling clear height WH, Fire sprinklers, 16 Dock and 4 Grade loading doors
- Located on Hayford Road with access to I 90 and Hwy 2 - West Plains/Spokane
- Close to Spokane Airport, Amazon, UPS, Spokane Transload Facility
- Locally-owned and managed, Please CLA for competitive pricing and more info

SITE PLAN PERMITTED



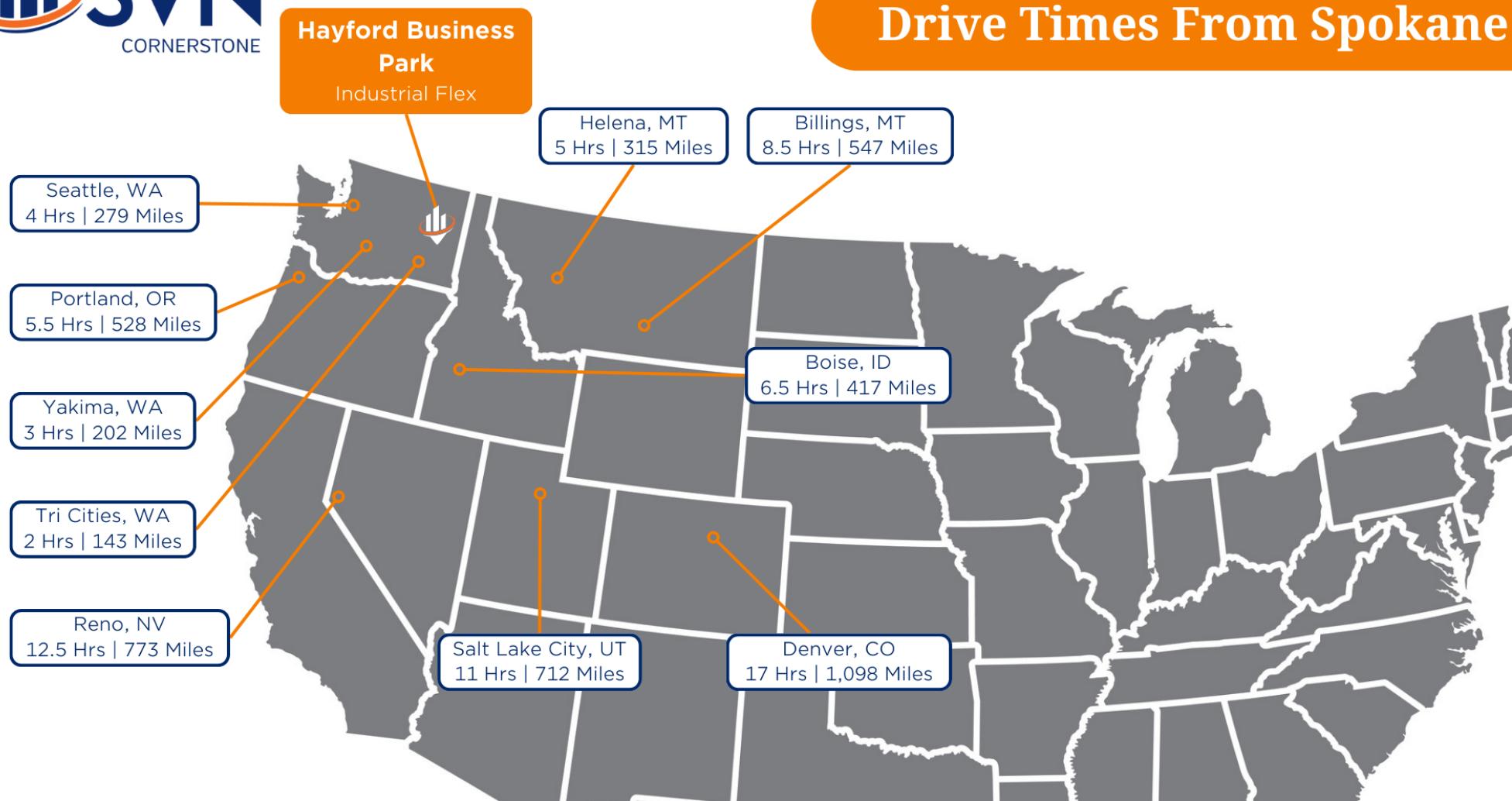
SITE PLAN FOR ENTIRE BUSINESS PARK



PROPERTY LOCATION



Drive Times From Spokane





Guy D. Byrd

Designated Broker
SVN | Cornerstone

Guy D. Byrd is the founder, owner, and Managing Director of SVN Cornerstone Commercial Real Estate, a premier full-service firm in Spokane, Washington. A native of Montana, Guy grew up in Western Washington and graduated from Montana State University. In 2015, he launched a strategic partnership with SVN International, founding SVN Cornerstone and establishing it as a top-tier provider in commercial real estate services and development.

As Managing Director, Guy has built a collaborative, high-achieving team culture dedicated to delivering exceptional results for SVN Cornerstone's clients. While the firm primarily serves Washington and Idaho, Guy's extensive connections with SVN brokers nationwide allow him to meet the needs of sophisticated clients across the United States. Supported by SVN International's resources, his team is equipped to deliver unmatched value.

With over 38 years of commercial real estate experience, Guy has closed more than \$500 million in transaction value. He remains active in property development on behalf of industrial and retail clients, bringing his expertise to diverse commercial projects. He is a multi-year recipient of SVN International's President's Circle Award and has earned the prestigious Partner's Circle Award multiple times. His commitment to client success has led him to represent national clients, including Caliber, McKinstry, Par Pacific, Armbrust Aviation, Lithia Corp, Jeld-Wen Corporation,



Omar Sadaoui, CCIM

Advisor
SVN | Cornerstone

Omar Sadaoui is a licensed commercial real estate broker in Washington and Idaho, specializing in the leasing and sales of industrial properties and investments. Before transitioning to commercial real estate, Omar excelled as a project manager, overseeing large-scale HVAC controls projects across Colorado, Wyoming, North Idaho, and Eastern Washington. A CCIM designee, he combines his technical expertise and market knowledge to provide strategic insights to local, regional, and national clients. Dedicated to aligning real estate solutions with business goals, Omar helps clients maximize value and long-term success.

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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.