

Industrial
Buildings
±85,000 SF

Proposed Future Development

Flex Space
±17,000 SF

2-Story
Office Buildings
±20,000 SF

FOR LEASE: INDUSTRIAL, FLEX AND OFFICE

Hayford Business Park

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
TOTAL BUILDING SF:	227,000
INDUSTRIAL SF:	170,000
FLEX SPACE SF:	17,000
OFFICE SPACE SF:	40,000
LAND:	18.12 Acres
ZONING:	Light Industrial
MARKET:	West Plains

PROPERTY OVERVIEW

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

PROPERTY HIGHLIGHTS

- Highly-prominent & visible Business Park with up to 227,000 SF of leasable space
- New construction Light Industrial & Office with modern finishes available 2023 - 2024
- 18' 35' ceiling clear height WH, Fire sprinklers, Dock and Grade loading doors
- Each 85,000 SF Industrial Building will have 8-10 dock doors & 4 grade level doors
- Located on Hayford Road with access to I 90 and Hwy 2
- Road Improvements are planned for Hayford and 21st Avenue
- Locally-owned and managed, Please CLA for competitive pricing and more info

DEVELOPMENT RENDERING



SITE RENDERINGS



HAYFORD BUSINESS PARK SITE PLAN



PROPERTY LOCATION



ADVISOR BIOS



Guy D. Byrd

Designated Broker
SVN | Cornerstone

Guy is the founder, owner and Managing Director of SVN Cornerstone in Spokane. Guy specializes in the retail and industrial sectors of Commercial Real Estate including property sales, leasing and development on behalf of his regional and national clients.

Guy continues to be an active CCIM Candidate, member of ICSC, and Greater Spokane Inc., and is a former president and current member of the Spokane Commercial Real Estate Traders Club and serves on the Red Cross Board of Directors for the Northwest Region. He is also involved with the community in support of Public and Parochial Schools on which he has served on numerous boards, panels and fundraising campaigns.

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Omar Sadaoui

Associate Advisor
SVN | Cornerstone

Omar Sadaoui specializes in the leasing and sales of Industrial properties within the Spokane, Washington and Coeur d'Alene, Idaho markets. Omar's ability to offer diverse and relevant insights to clients can be attributed to his firsthand experience in multiple roles within the real estate industry. This experience provides a deep understanding of the complexities and considerations involved in various real estate transactions. Through a proactive approach to research and due diligence, he is committed to staying well-informed about market trends, property values, and other relevant factors that can impact his clients' decisions. His commitment enables him to provide clients with a wide range of insights, helping them make informed decisions that align with their goals.

Prior to starting his brokerage career at SVN Cornerstone, Omar spent eight years in construction and project management roles. Most recently, he was responsible for overseeing the installation and commissioning of commercial building automation systems across Colorado, Wyoming, North Idaho, and Eastern Washington for Automated Logic Corporation. Ultimately, he enjoys working with business owners and investors to analyze, evaluate, and position opportunities for disposition or acquisition, while advising tenants and landlords in procuring and leasing space that optimizes value.

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DISCLAIMER

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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.

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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.