

FOR SALE - LOTS STARTING AT \$3.00 SQFT.



Build Ready Commercial & Industrial Lots

A strong commercial setting, the subject property is located in Spokane County with visibility from I-90. Being situated close to Medical Lake interchange allows for quick on and off access. All utilities stubbed to the property and ready to develop. Rapidly growing industrial area with emphasis on trucking, distribution, and manufacturing.

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PROPERTY INFORMATION

www.HawkinsEdwardsInc.com

Property Information

LAND SIZE:.....	1 - 5 Acres.
SALE PRICE:.....	\$3.00 - Varies on location.
SEWER:.....	6" main in Dowdy Road.
WATER:.....	12" stubs to each lot in Dowdy Road.
ZONING:.....	Light Industrial - per Spokane County.
POWER:.....	3 Phase underground power, serviced by Inland Power & Avista.
GAS:.....	Avista Utilities.
TOPOGRAPHY:.....	Level.
ROAD:.....	Fully improved, sidewalks, curbs, and landscaping.
STORM WATER:.....	Common 208 Storm water swales. Water run-off drains to common ponds. No need for retention ponds on purchaser's lot.
OTHER:.....	All Reports have been completed for

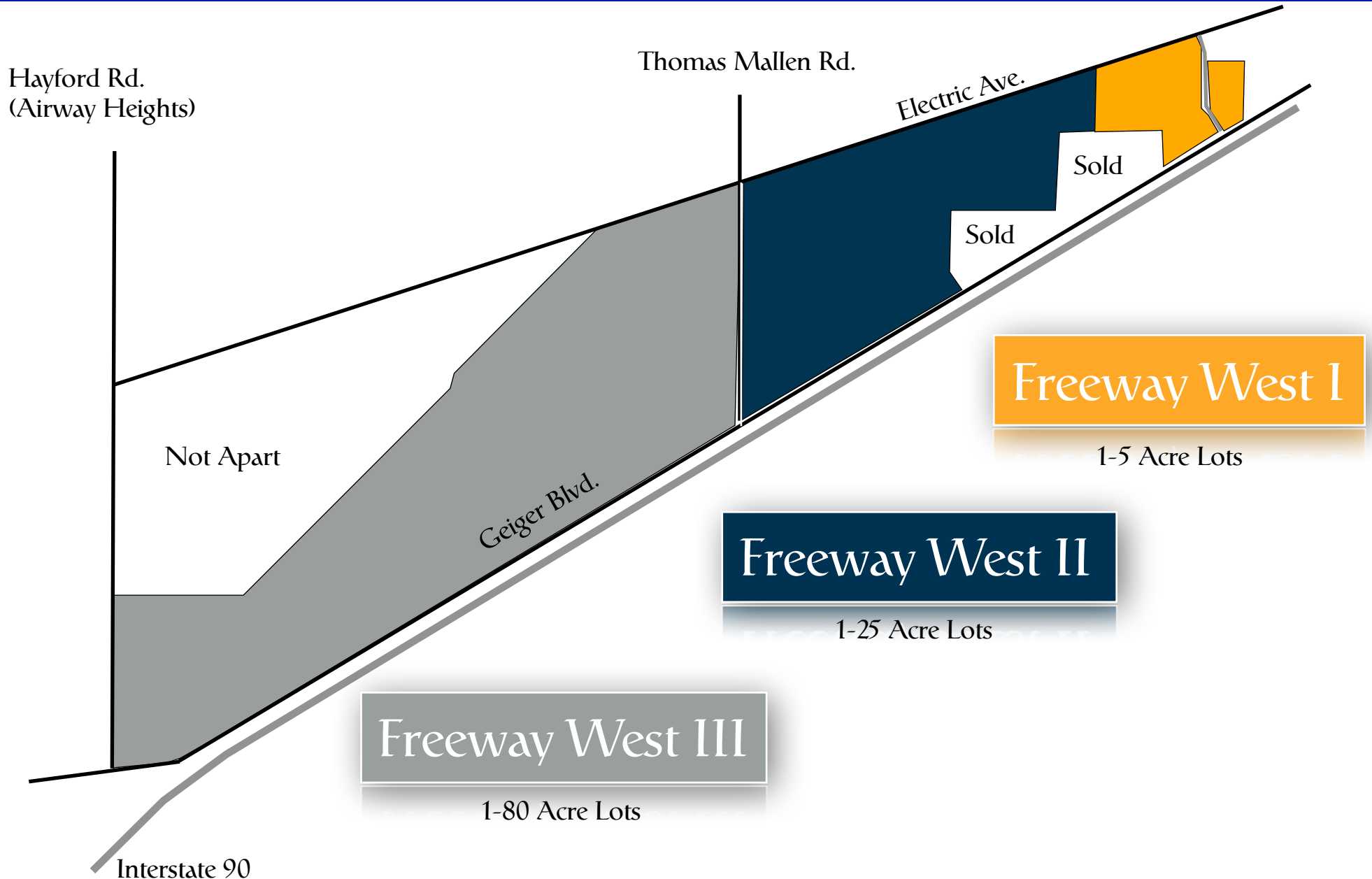
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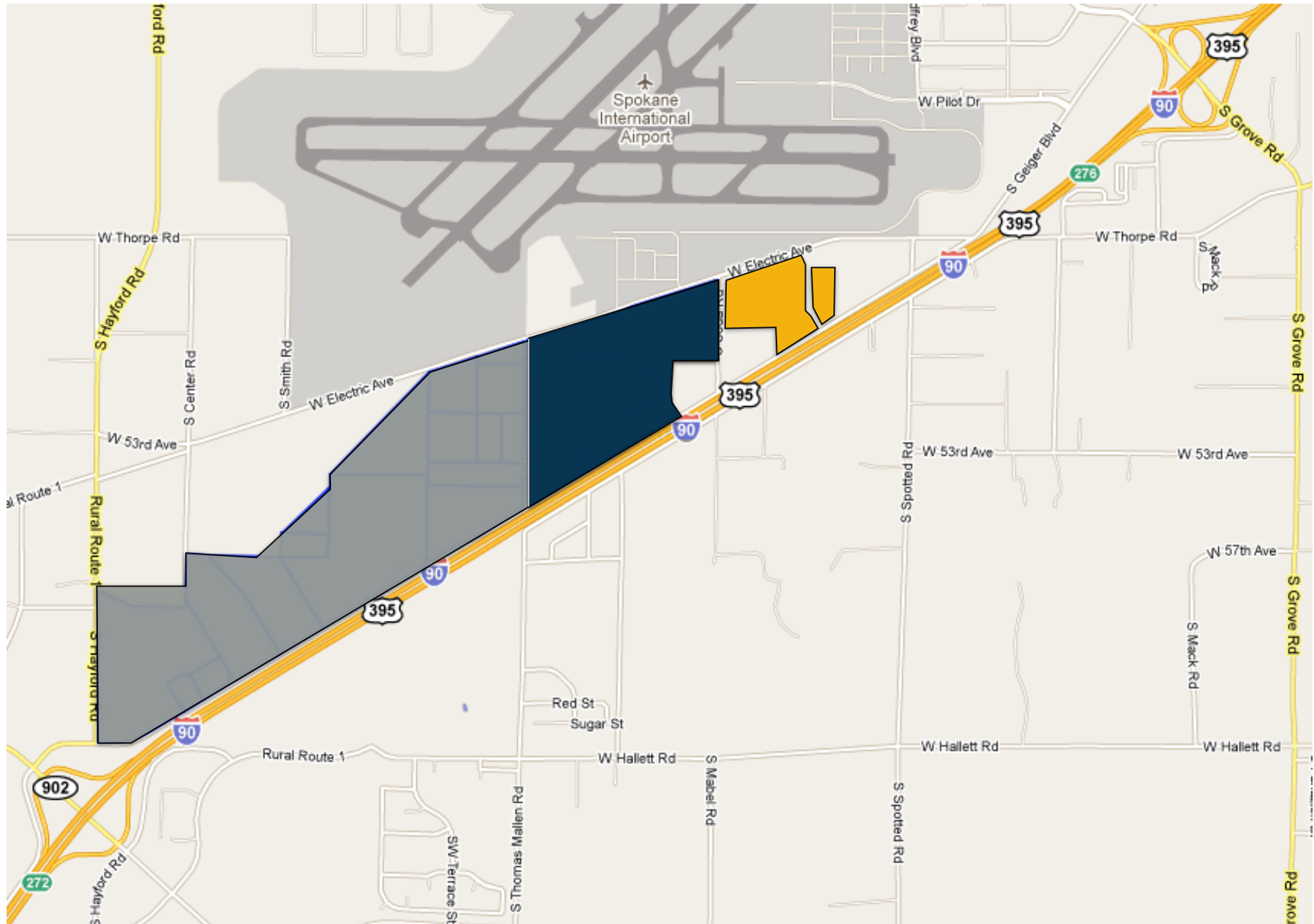
www.WestSpokane.com



FREEWAY WEST

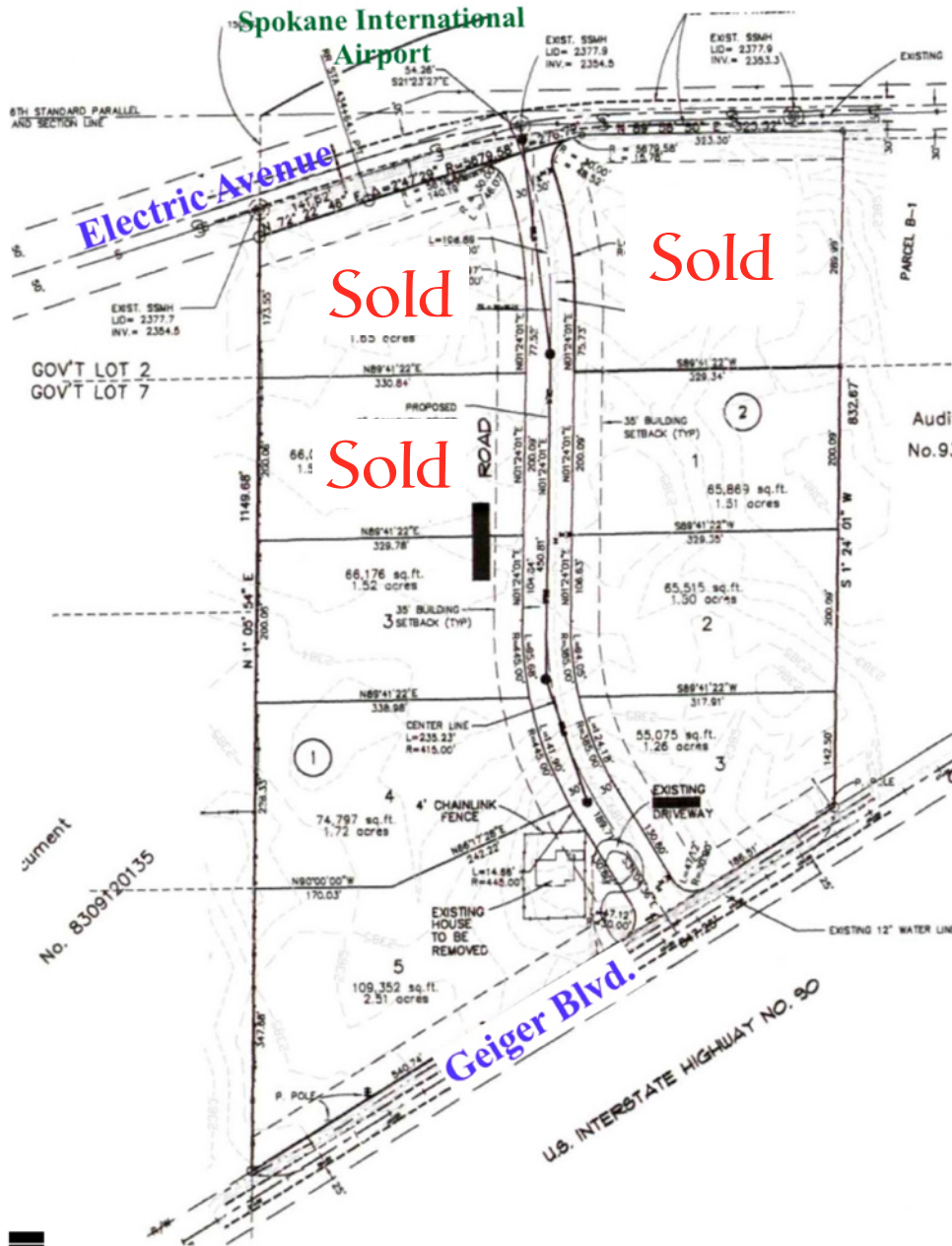






SITE PLAN

www.HawkinsEdwardsInc.com



AERIAL

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Freeway West Overview

Freeway West is comprised of over 350 plus acres zoned for light industrial, manufacturing, distribution, technology flex space, office uses, and other commercial business. Restrictive Covenants (CCRs) assure the quality of facilities, signage and landscaping because it just makes sense to keep the area a visual asset to your company.

Roadways are designed for large semi-tractor trailers. The area between two freeway interchanges has direct on and off access to U.S. Interstate 90. Because of the excellent freeway exposure and the Spokane Airport, the Freeway West area is attractive to businesses where transportation is important. The entire area has wide, paved streets; sidewalks, curbs and will be professionally landscaped and maintained – the completion of which is assured by the TIF process by the developers.

PROPERTY OVERVIEW

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Freeway West provides great access. The majority of the sites are between two interchanges on the I-90 Freeway, and the north side connects the interchanges very well. The front runs parallel to I-90 and runs between both interchanges and it is easy to get on and off at these interchanges.

Large Parcels of Land

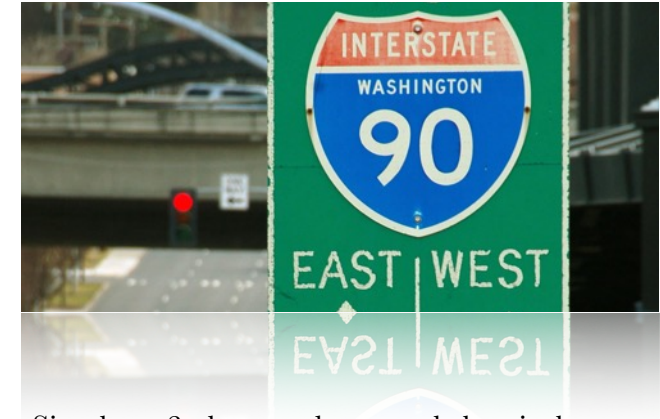


Freeway Access & Visibility



Proximity to Airport

Freeway West is located along the I-90 freeway with the access to the airport through two interchanges. A good portion of the property north of the I-90 freeway has additional access points to the Spokane International Airport.



Sites have 3 phase underground electrical power, gas, water, sewer and tubes to allow for fiber communication to the building. Many sites are ready for permits with all of the infrastructure in place. Engineering has already been done, soil engineering, storm water engineering, etc. for faster permitting process.

Permit Ready Sites



PROPERTY OVERVIEW

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Freeway West is serviced by both Inland Power & Light & Avista Utilities. Commercial power rates are **33%** less with Inland Power than Avista which creates huge savings for companies. On average, users have saved over \$1,150 a month on their energy bills by locating to Freeway West.

Inexpensive Power



Freeway West is serviced by the Spokane & Couer D'Alene markets where labor costs are very competitive and readily available. The workforce boasts well educated employees that range from aerospace, engineering, technology, and skilled labor skills.

Shared Storm Swales



State & Local Incentives

Freeway West is in a 2,000 acre Tax Increment Financing (TIF) district and is available if the need arises for additional public infrastructure such as water, sewer, roads and other utilities. The TIF district has been committed up to \$30,000,000.

Labor Costs



Recent Activity in the Area!



Caterpillar, Inc. - New 750,000 SF distribution facility. Will create around 150-175 new jobs.



Peirone Produce Co. - New 75,000 SF distribution facility. Provides produce to URM Grocery stores and employees 60+ people.



Inland Power & Light. - New 25,000 SF corporate HQ facility. Employees well over 100 people and provides cheap power.



Positive Life Radio. - New 40,000 SF corporate HQ facility. Newly developed for the Upper Columbia Mission Company.



Petro Truck Center - New 25 acre 220+ Semi-truck fueling center with shopping. One of the Northwest's best trucking centers.



Odom Corporation. - 200,000 SF distribution facility. The location and property is Odom's main distribution building.



Freedom Truck Center - New 60,000 SF facility that sells and repairs semi-trucks.



European Auto Haus. - 8,000 SF retail and maintenance facility. Part of a new industrial Freeway which tenants include Four Season's Landscaping, Silhouette Lighting, and Spring Tool.



Cheney Public Schools - New Elementary School located off the Medical Lake Interchange due to increase in housing.



Cheney Public Schools - New Middle School located off the Geiger Interchange.