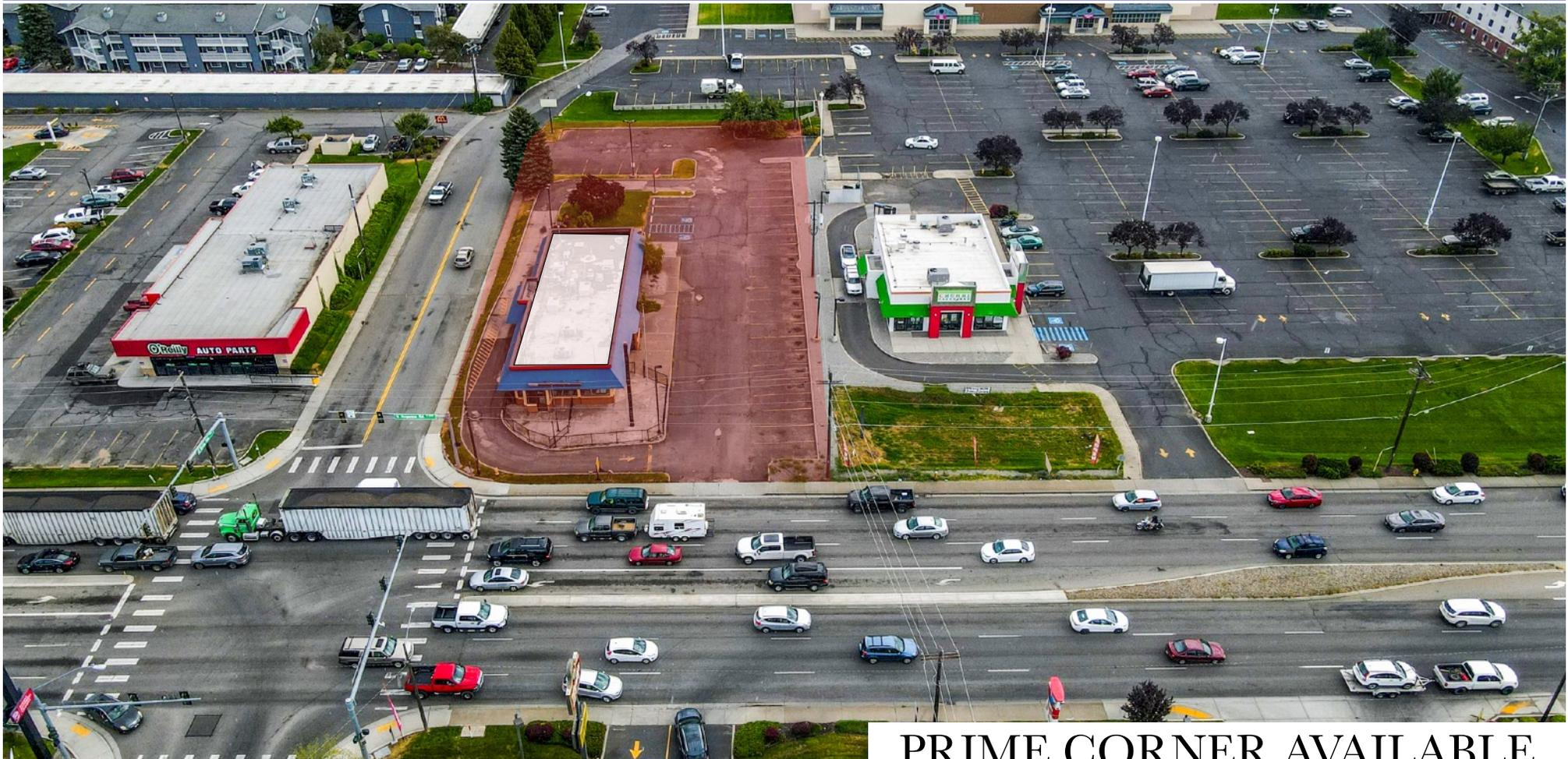


2120 N. Argonne Rd.

Spokane Valley, WA

BUILD TO SUIT OR GROUND LEASE



PRIME CORNER AVAILABLE

Fantastic location! Situated directly off a major I-90 interchange exits and at first signalized intersection. Corner available with build-to-suit or land lease option. Great infill opportunity & only available site in corridor.

Ben & Isaac Hawkins

Cell (B): 509-951-1848

Cell (I): 425-449-5483

Email: bhawkins@me.com

Kevin Edwards

Office: 509-838-8500

Cell: 509-939-8828

Email: k.edwards@me.com



PROPERTY INFO

Kevin Edwards | www.HawkinsEdwardsInc.com

Property Information

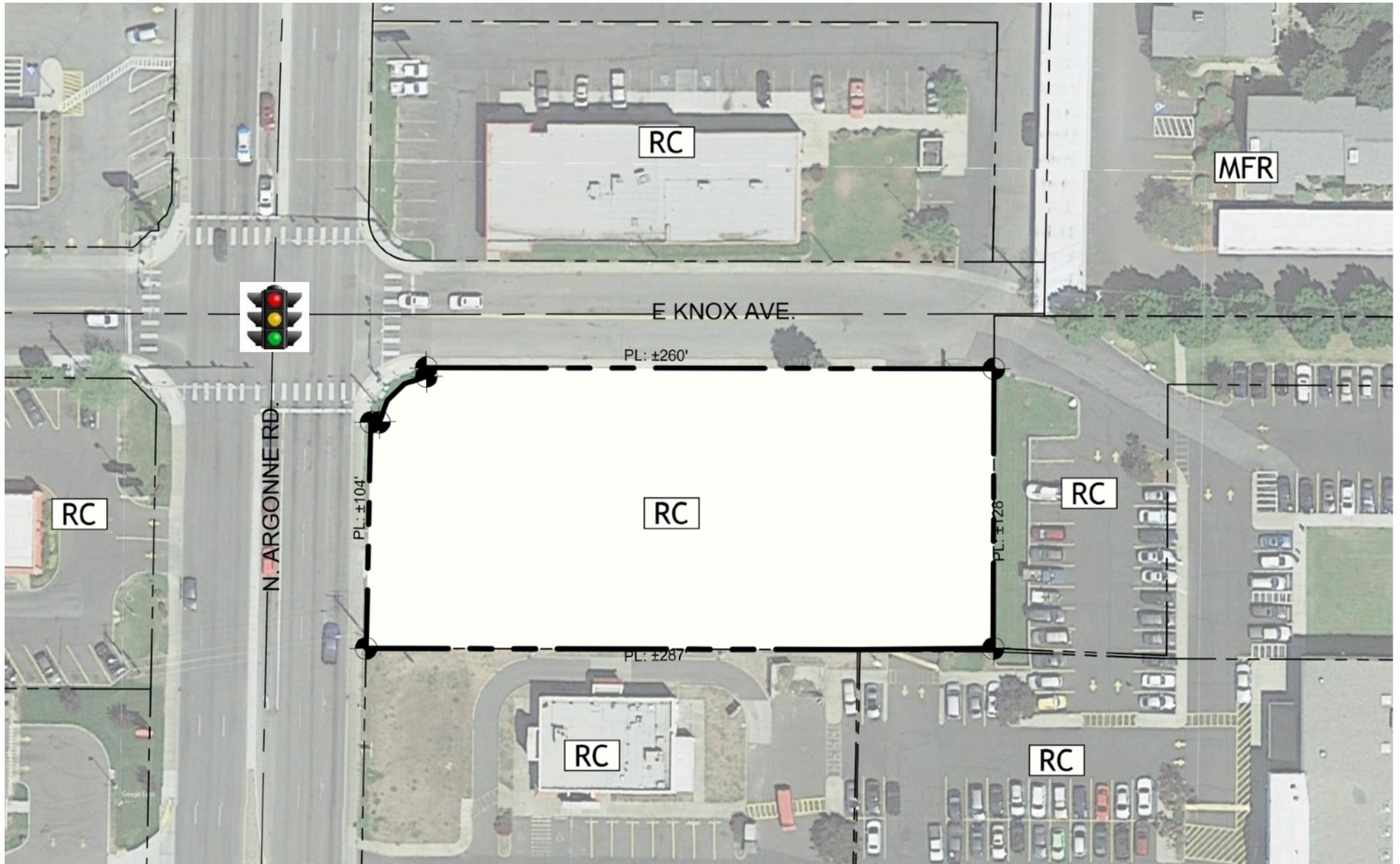
LOT SIZE:.....	36,736 SqFt. +/- (287' x 128') approx.
CURRENT BUILDING SIZE:.....	3,255 SqFt. w/ drive thru.
ZONING:.....	RC - Regional Commercial - Commercial Use.
SIGNAGE:.....	Building & Pylon Signage Available.
LEASE RATES / PROPOSALS:.....	Ground Lease - \$6,500 / mo. Build to Suit Available. Contact Brokers for more information.
TRAFFIC COUNTS:.....	Argonne (@ Site): 34,198 ADT Knox & Argonne: 39,689 ADT I-90 & Argonne: 96,812 ADT
TRAFFIC SIGNAL:.....	Signalization at Argonne Rd. & Knox Rd.
OTHER:.....	Owners are licensed brokers in the State of Washington. * Building can be demolished and / or remodeled to suit Tenant's needs.

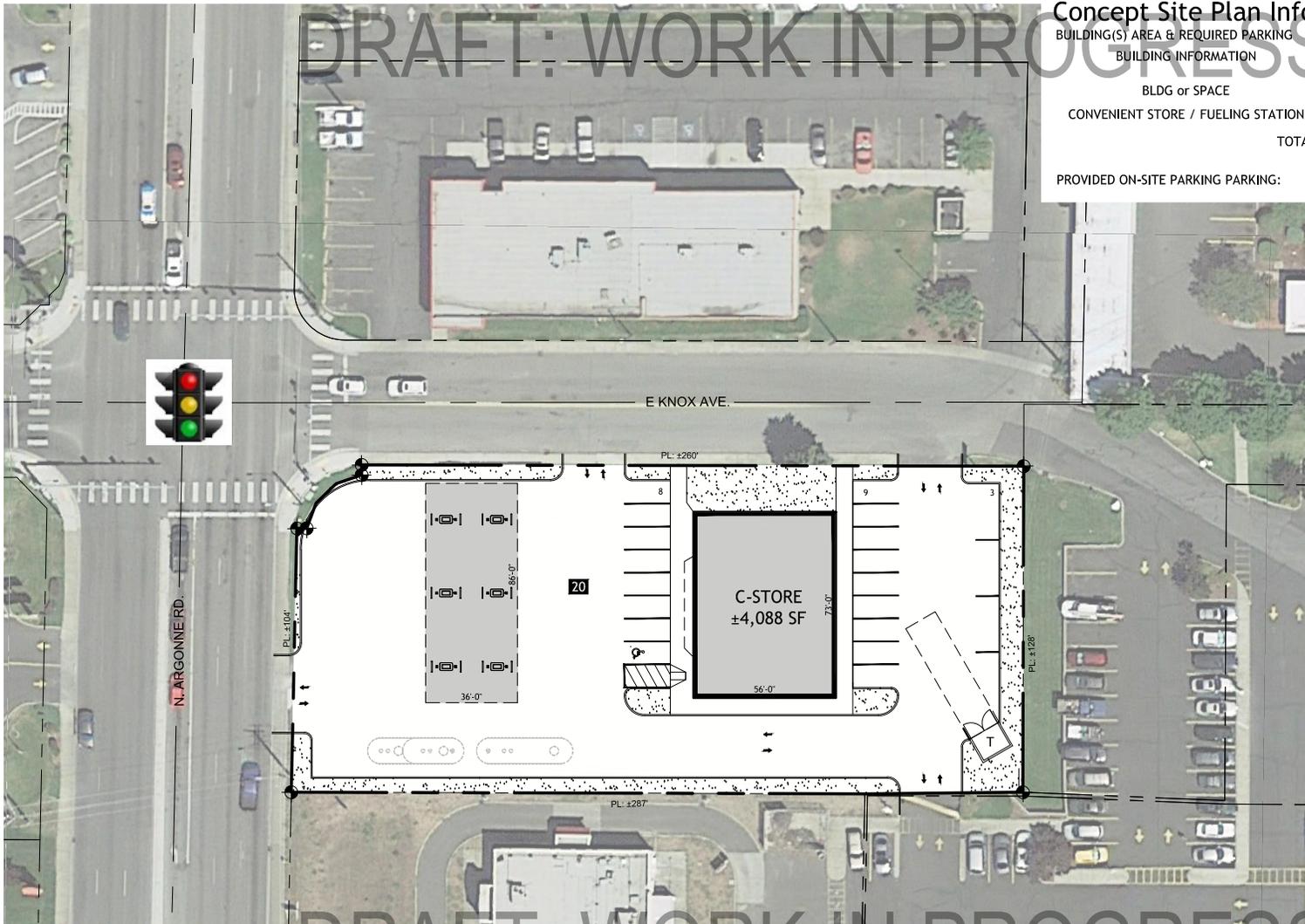


DRONE VIDEO

[CLICK HERE](#)

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.





Concept Site Plan Info

BUILDING(S) AREA & REQUIRED PARKING

BUILDING INFORMATION

BLDG or SPACE

CONVENIENT STORE / FUELING STATION

BLDG AREA

± 4,088 SF

PARK RATIO (BY USE)	REQUIRED PARKING	
	MINIMUM REQUIRED	
1: 400	10.2 STALLS	
TOTAL	11 STALLS	

PROVIDED ON-SITE PARKING PARKING:

20 Stalls

Concept Development Plan
Scale: 1"=40'-0" @ 11x17

DRAFT: WORK IN PROGRESS



