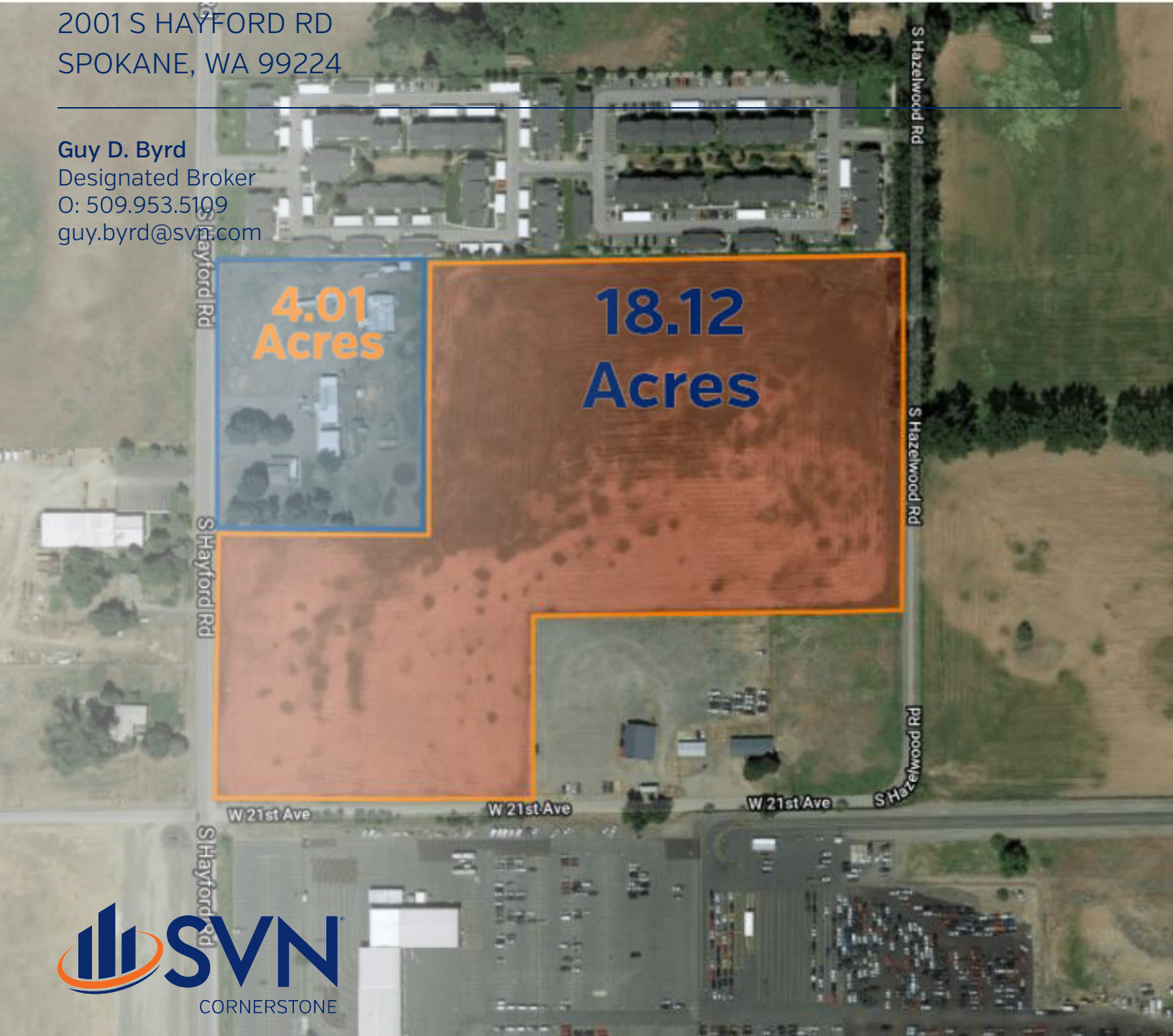


LIGHT INDUSTRIAL DEVELOPMENT LAND FOR SALE 2001 SOUTH HAYFORD RD

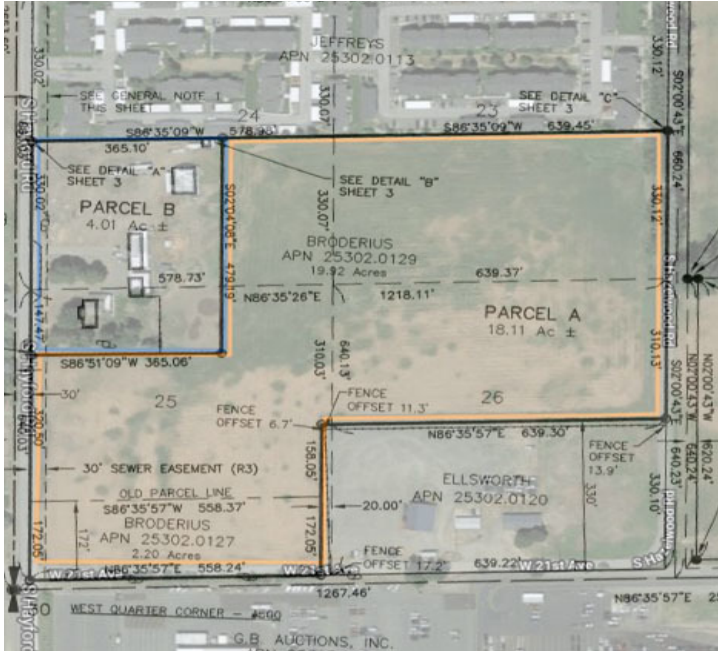
2001 S HAYFORD RD
SPOKANE, WA 99224

Guy D. Byrd
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2001 S Hayford Rd Property Summary

2001 S Hayford Rd
Spokane, WA 99224



OFFERING SUMMARY

Sale Price:	TBD
2001 S. Hayford	18.12 Acres 789,307.2 SF
Price / SF:	\$2.09/SF
1917 S. Hayford	4.01 Acres 174,676 SF
Price / SF:	\$3.03/SF
Zoning:	Light Industrial
Market:	West Plains
APN:	25302.0136
S Hayford Rd Frontage:	823±
W 21st Ave Frontage:	560±
S Hazelwood Rd Frontage:	640±

PROPERTY OVERVIEW

Owner developer plans to complete a BSP with proposed separate parcels for development. The subject property is 18.12 Acres plus and additional 4.01 acres as per the the record of survey. Collectively there are 22.12 Acres of developable land located at the NW Corner of Hayford and 21st Avenue.

PROPERTY HIGHLIGHTS

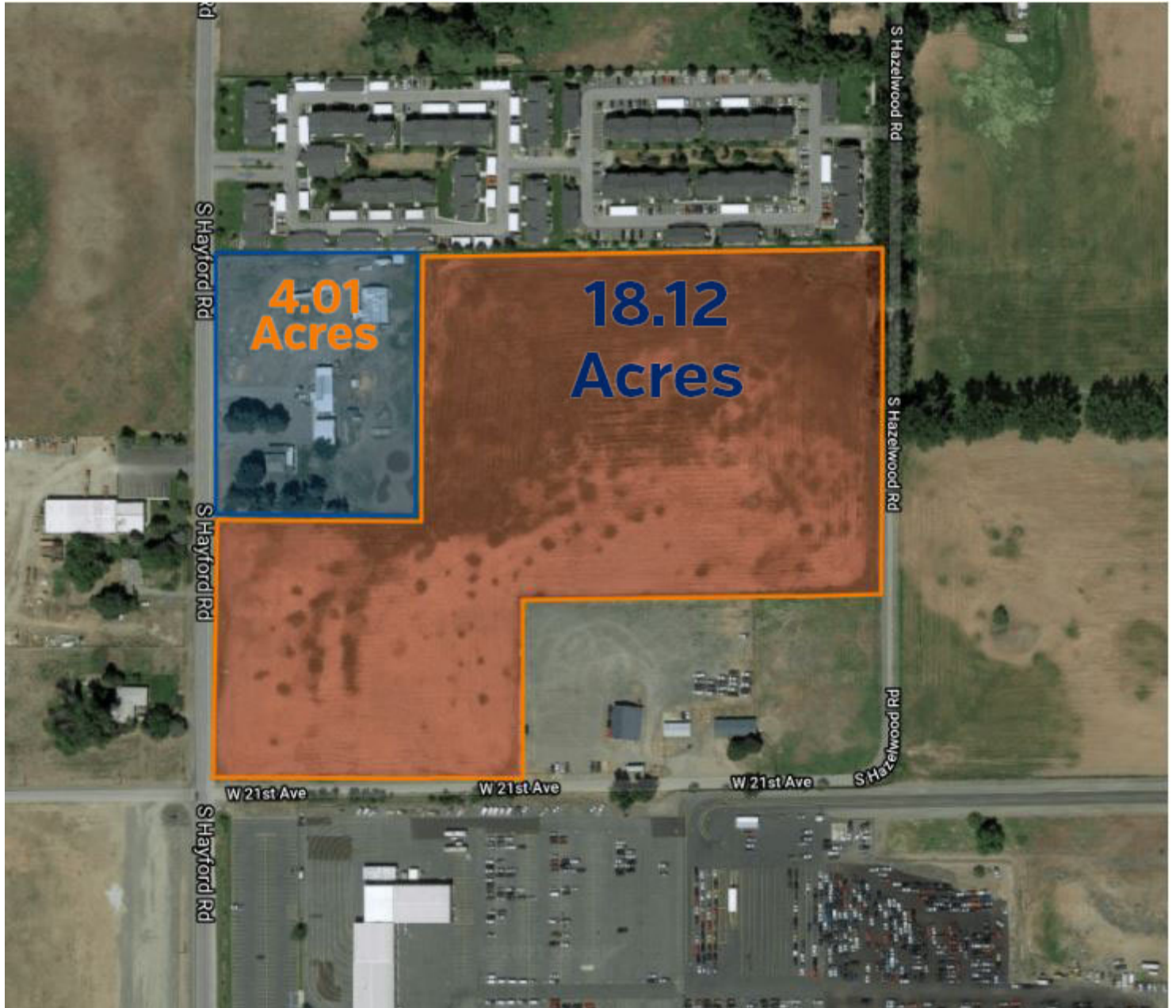
- Build to Suit, Land Lease and potential parcel sales
- Power and gas at 2001 S Hayford Rd is provided by AVISTA Utilities
- Water & Sewer at 2001 S Hayford Rd is provided by City of Airway Heights - Service by City of Spokane
- Hayford is vital North South arterial connecting Hwy 2 (City of Airway Heights) and Interstate 90
- 21st Avenue is planned to be developed into a couplet for Hwy 2 traffic
- .The Intersection of Hayford & 21st is scheduled to for a traffic light to handle expected traffic flow increases.
- Current traffic counts of 6,541 on S Hayford Rd

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2001 S Hayford Rd

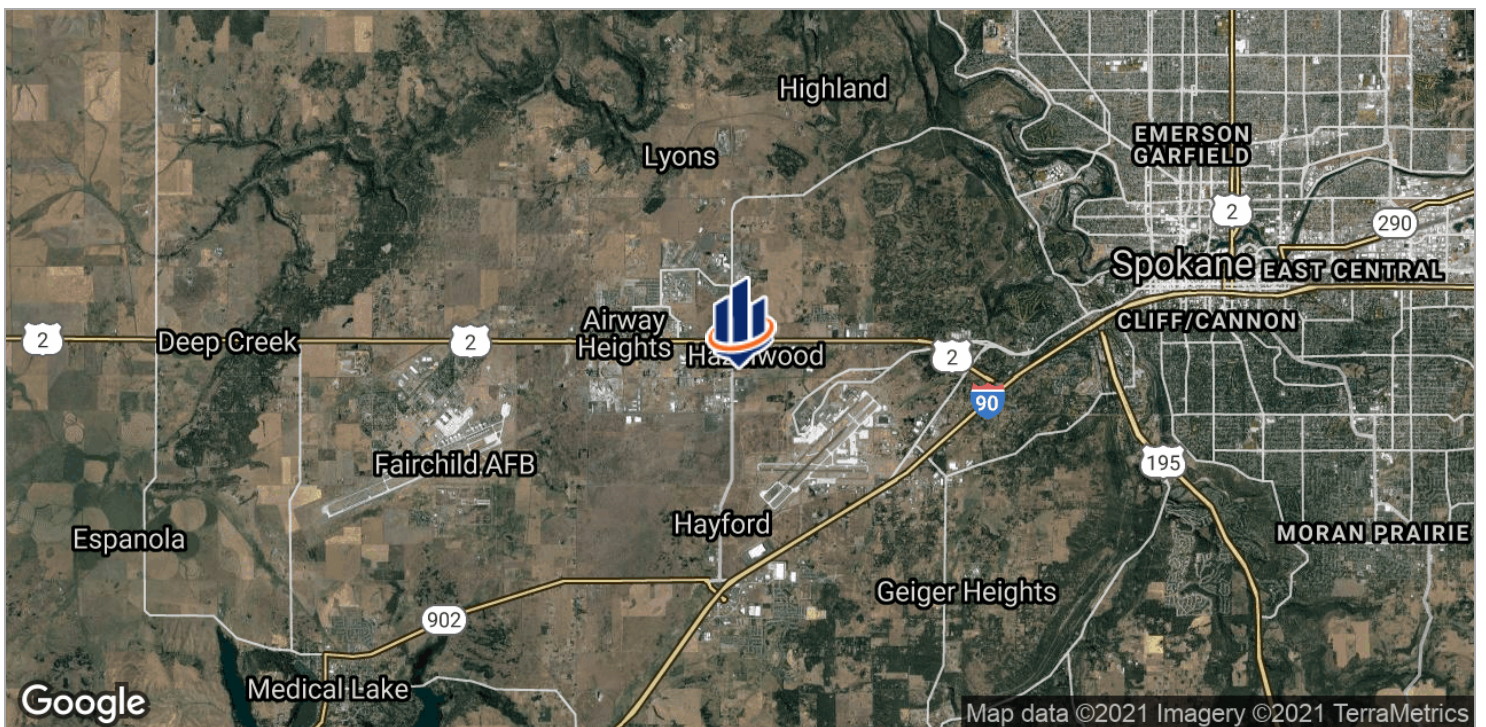
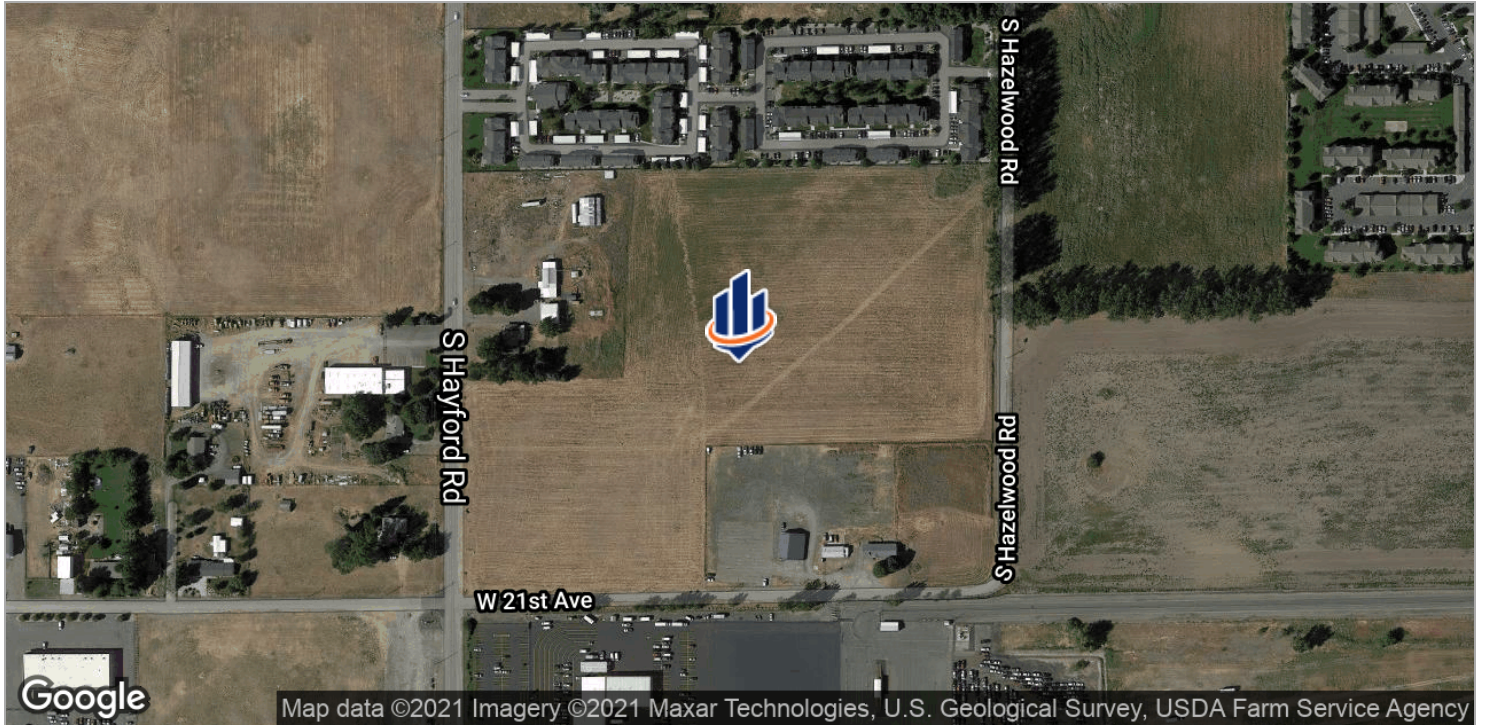


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2001 S Hayford Rd Location



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Advisor Bio

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Spokane, WA 99224



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WA #17968 // ID #DB35767

PROFESSIONAL BACKGROUND

Guy is the founder, owner and Managing Director of SVN Cornerstone in Spokane. A native of Montana, Guy grew up in Western Washington and graduated from Montana State University. His 32 years in the Commercial Real Estate and industry has concentrated on the Northwest region of the United States with a primary area of focus in the retail and industrial sectors. Guy also specializes in property sales, leasing and development on behalf of his regional and national clients.

Guy continues to be an active CCIM Candidate, member of ICSC, Greater Spokane Inc., a current member and former president of the Spokane Commercial Real Estate Traders Club, and a 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.

Guy is an active outdoor enthusiast who enjoys his summer lake time and an occasional round of golf. Married to Shawna Byrd since 1987, Guy and Shawna have three children.

SVN | Cornerstone

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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.

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