



PACIFIC NORTHWEST TECHNOLOGY PARK

1515 S Technology Blvd, Spokane, WA

LAND FOR SALE, FOR LEASE, OR BUILD-TO-SUIT

Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260

ABOUT THE LANDLORD

Established in the early 1970's, Vandervert Developments & Hotels has expanded exponentially in most recent years, now owning and managing dozens of development properties throughout the region. It is no surprise that Vandervert's legacy continues to grow thanks to the unwavering commitment to excellence and quality. We encourage you to discover for yourself why countless businesses have opted to lease their office, retail, and tech space from Vandervert Developments.

VANDERVERT
Developments

Pacific Northwest Technology Park

1515 S Technology Blvd, Spokane, WA | 1.14 Acres - 66.71 Acres combined



Acres	Parcel #	Zoning
1.14	25292.0104	L1
1.33	25292.0101	L1
1.46	25292.9056	L1
1.62	25292.0501	L1

Acres	Parcel #	Zoning
1.69	25292.0105	L1
1.82	25292.0502	L1
1.84	25292.0503	L1
1.91	25301.0501	L1

Acres	Parcel #	Zoning
2.47	25292.0405	L1
2.6	25292.0409	L1
3.43	25301.0244	L1
5.24	25301.0303	L1

Acres	Parcel #	Zoning
5.52	25302.0205	L1
13.19	25305.9035	L1
14.48	25292.0406	L1
34.63	25295.0307	L1
48.28	25305.9048	L1

L1 Zone (Light Industrial)	
Group Living	L[1]
Residential Household Living	L[2]
Adult business	L[4]
Commercial Outdoor Recreation	P
Commercial Parking	P
Drive-through Facility	P
Major Event Entertainment	CU
Office	P
Quick Vehicle Servicing	P
Retail Sales and Service	L/CU[5]
Mini-storage Facilities	L[8]
Vehicle Repair	P
Mobile Food Vending	L[12]
High Impact Use	L[9]
Industrial Service	P
Manufacturing and Production	P
Railroad Yards	CU
Warehouse and Freight Movement	P
Waste-related	CU
Wholesale Sales	P

L1 Zone (Light Industrial)	
Basic Utilities	P
Colleges	P
Community Service	P
Daycare	P
Medical Centers	P
Parks and Open Area	P
Religious Institutions	P
Schools	P
Agriculture	P
Aviation and Surface Passenger Terminals	P
Detention Facilities	CU
Essential Public Facilities	CU
Mining	CU
Rail Lines and Utility Corridors	P

Use is:

P - Permitted N - Not Permitted L - Allowed, but with special limitations CU - Conditional use review required

Notes:

- The use categories are described in chapter 17C.190 SMC.
- Standards that correspond to the bracketed numbers [] are specified in SMC 17C.130. 110.
- Specific uses and developments may be subject to the standards in Part 3 of this division, Special Use Standards.
- Standards applicable to conditional uses are stated in chapter 17C.320 SMC.



*Please note that all outlines provided are approximate and intended for illustrative purposes only



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2.6 Acres
Parcel# 25292.0409

2.47 Acres
Parcel# 25292.0405



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3.43 Acres
Parcel# 25301.0244



*Please note that all outlines provided are approximate and intended for illustrative purposes only



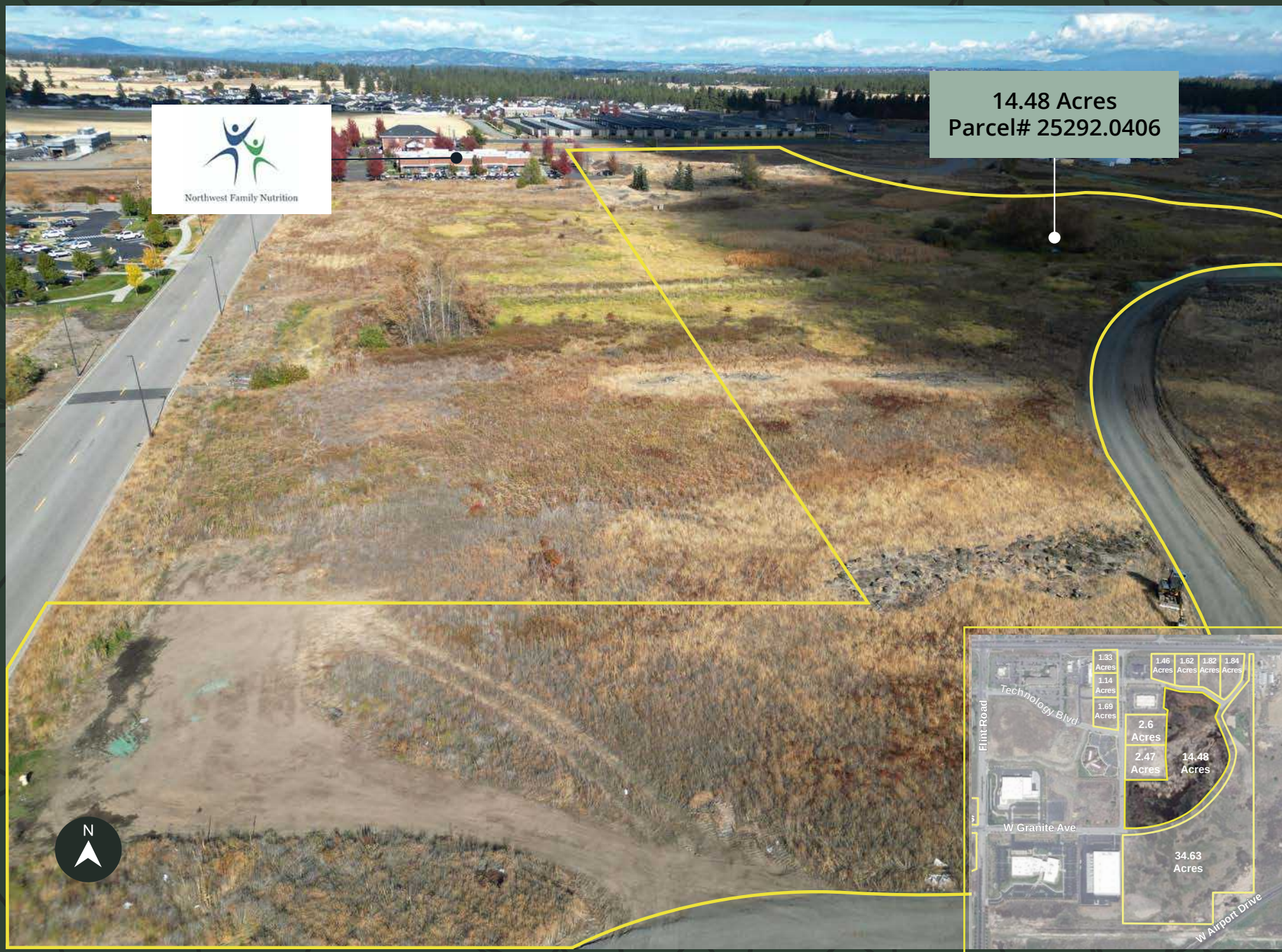
5.24 Acres
Parcel# 25301.0303



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Development Highlights

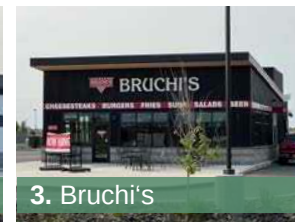
- Light industrial land for sale, for lease, or build-to-suit
- Installed utilities: Streetlights, stormwater, paved roads, electricity, water, sewer, gas
- Direct access to Highway 2, about 5 minutes to I-90, and 10 minutes to Downtown Spokane
- Within 3 miles of Spokane International Airport (GEG)



1. Tech Park Entrance



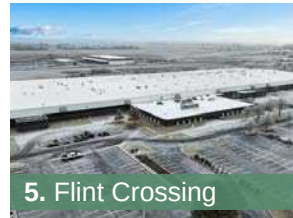
2. Mister Car Wash



3. Bruchi's



4. Hilton Garden Inn



5. Flint Crossing



6. McKinstry



7. Goodwill



8. Selkirk Pharma



9. AgWest Farm Credit



10. Fred's Appliance



11. Enduris





Walmart

NORTH40

DQ
Grill & Chill

CHIPOTLE
MEXICAN GRILL

MOD
Pizza

CIRCLE K

Starbucks

Jack
in the box

Dutch Bros

RUSTY MOOSE

Hilton
Garden Inn
Spokane Riverside

Mister
CAR WASH

BRUCH'S

Longhorn
Barbecue

GROCERY
OUTLET

THE SCHWAN
FOOD COMPANY

Pacific Northwest
Tech Park

Spokane International Airport

1 Mile



W Sunset Highway 2

S Lucas Dr

Flint Road

Technology Blvd

W Granite Ave

W Airport Drive

3.43
Acres

5.52
Acres

5.24
Acres

13.19
Acres

48.28
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14.48
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34.63
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