

FOR SALE



48.748 ACRES VACANT LAND FOR SALE

7525 W. Sunset Hwy. | Spokane, WA 99224

LOCATION:	Great west Spokane location on Sunset Hwy/Hwy 2 near I-90, the Spokane International Airport, FAFB, and Spokane's City Center. Situated near aerospace, manufacturing, business and technology centers and other commercial development including shopping, restaurants, and gaming.
SITE:	±2,123,487 SF (48.748 acres) per ALTA Land Title Survey dated 9/17/21 by Duryea & Associates; parcel numbers: 25204.9074 and 25216.9120
ZONING:	LI, Light Industrial per City of Spokane
SEWER :	City of Spokane; connection is 169' west of the SW corner of the property. Connection with City of Spokane will be allowable or Buyer could explore connection to the private sewer in the adjacent parcel to the west
WATER:	City of Spokane; 12' distribution main in Sunset Hwy adjacent to the southwest edge of the property
SALE PRICE:	\$2,336,000.00 (\$1.10/SF); parcels must be sold together

Mark Lucas, SIOR | 509.755.7524 or mlucas@kiemleahagood.com

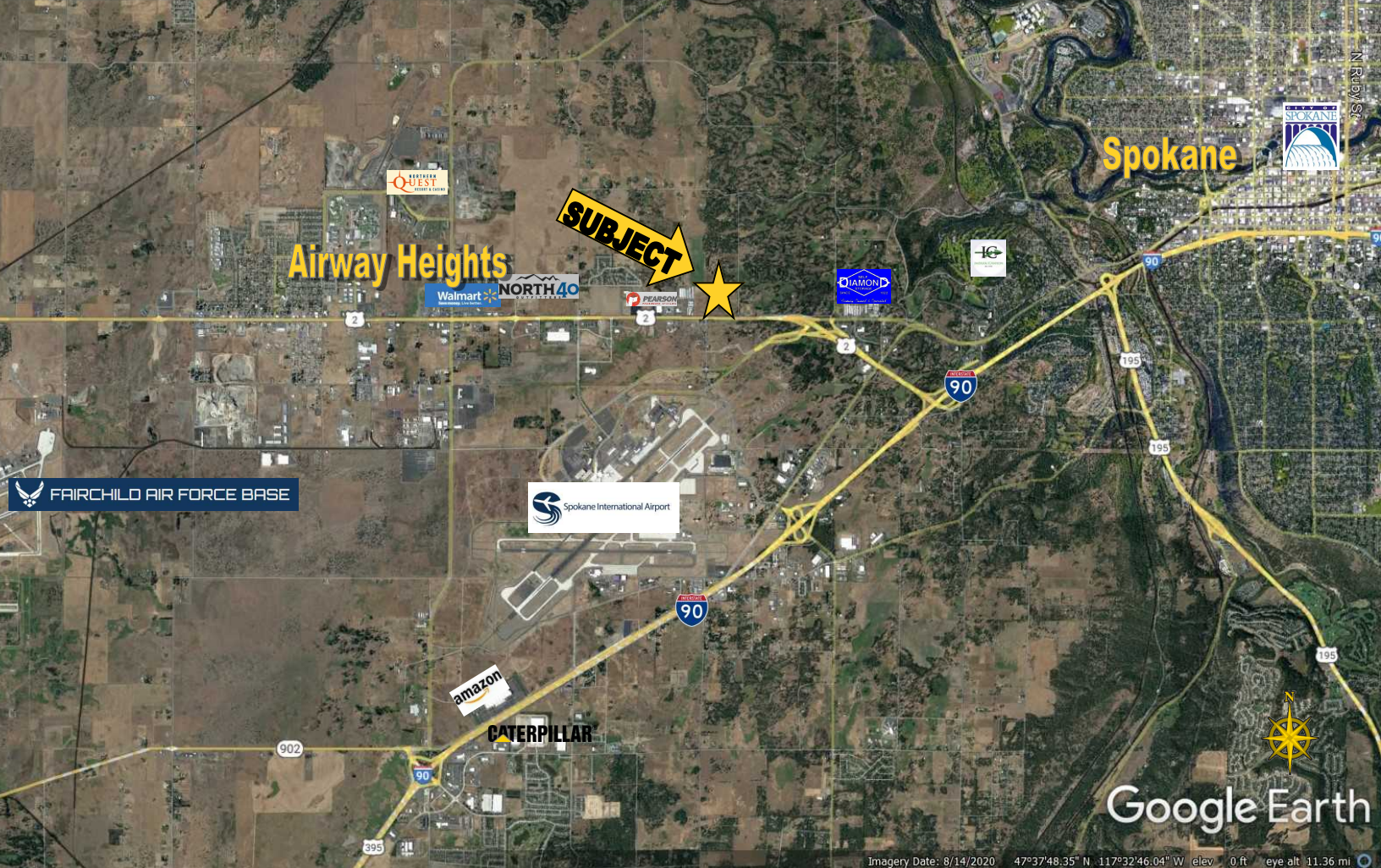
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