

# South Thomas Mallen Road

Spokane, WA

**FOR SALE - \$2.75 SQFT.**

*5 Parcels Total*



## Light Industrial Land

Kevin Edwards

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*The subject property is located in Spokane County. Being situated with great access to I-90 interchange, makes this ideal for an industrial or business user needing to be close to I-90 and Airport. All utilities available to the site. Approximately 5 minutes to downtown Spokane. Parcels can be sold individually or combined.*



PROPERTY INFORMATION

Kevin Edwards | [www.HawkinsEdwardsInc.com](http://www.HawkinsEdwardsInc.com)

## Property Information

SALE PRICE:.....	\$2.75 SF, can sell off individually or together. Final pricing to be determined based on acreage and configuration.
AVAILABLE LAND:.....	Parcel: 24053.9099 - 10.23 +/- Acres Parcel: 24053.9103 - 5.04 +/- Acres Parcel: 24053.9030 - 5.05 +/- Acres Parcel: 24052.0303 - 7.28 +/- Acres Parcel: 24052.0403 - 9.11 +/- Acres <u>Total - 36.11 +/- Acres</u>
SEWER:.....	See attached Map. Buyer to verify size, depth, and location.
WATER:.....	See attached Map. Buyer to verify size, depth, and location.
GAS / POWER:.....	Avista Utilities & Inland Power service area for gas & electric.
ZONING:.....	Light Industrial, LI, per Spokane County Planning Dept.
OTHER:.....	Seller will carry note for qualified Buyers.

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.



AERIAL

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