FOR SALE - \$5.00 SQFT.





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 a industrial or business user needing to be close to I-90 and downtown. All utilities available to the site. Approximately 5 minutes to downtown Spokane.



PROPERTY INFORMATION

Kevin Edwards | www.HawkinsEdwardsInc.com

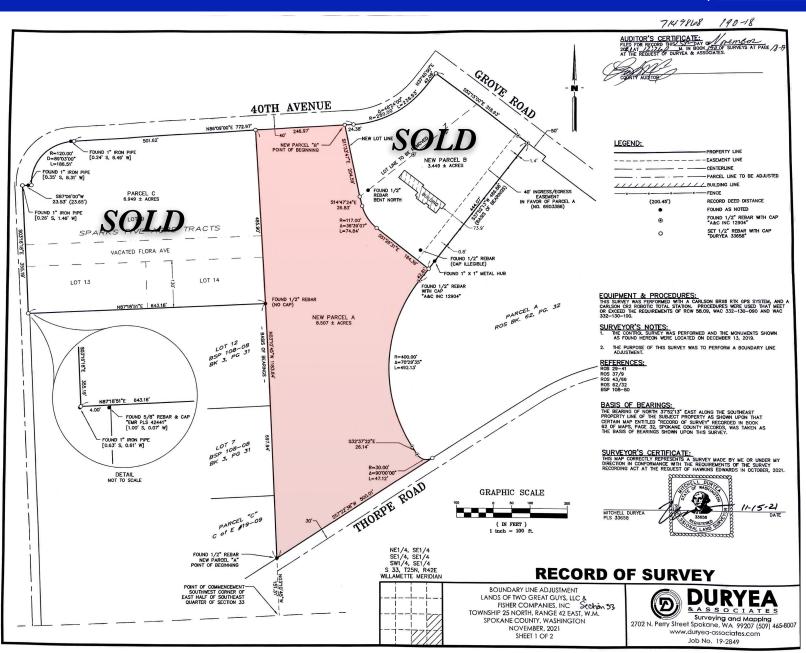
Property Information

SALE PRICE:	\$5.00 SF, can demise To be determined based on acreage and configuration.
AVAILABLE LAND:	8.57 +/- Acres Available, will subdivide to suit needs of Buyer or Tenant.
	Parcels: 25334.9061
SEWER:	24" main in Thorpe Road and adjacent to the property; 8" main in Fosseen Road north
	to 42nd Ave., serviced by City of Spokane Utilities. Purchaser pays connection fees.
WATER:	30" main in Thorpe Road and adjacent to the property; 6" main in Fosseen Road north
	to 42nd Ave.; 12" main in Grove Road south of property, serviced by the City of
	Spokane Utilities. Purchaser pays for meter, GFC, and connection fees.
GAS / POWER:	Avista Utilities & Inland Power service area for gas & electric.
ZONING:	Light Industrial, LI, in Airport Overlay Zone 2, per Spokane County Planning Dept.
OTHER:	No outstanding RIDs per Spokane County Treasurer; No outstanding LIDs per City
	Treasurer. Fiber is available via CenturyLink and Comcast Business Services.
	Aerial Images - CLICK HERE.
	Owner is a licensed broker in the State of Washington.

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.



SURVEY



SITE PLAN #1



SITE PLAN #2





CONCEPTUAL DESIGN







AERIAL

