6400 W. Thorpe Rd.

Spokane, WA

FOR SALE - $5.00 SQFT.

Freeway Interchange Commercial Land

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.

HAWKINS EDWARDS

Kevin Edwards
Office: 509-838-8500
Cell: 509-939-8828
Email: k.edwards@me.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.

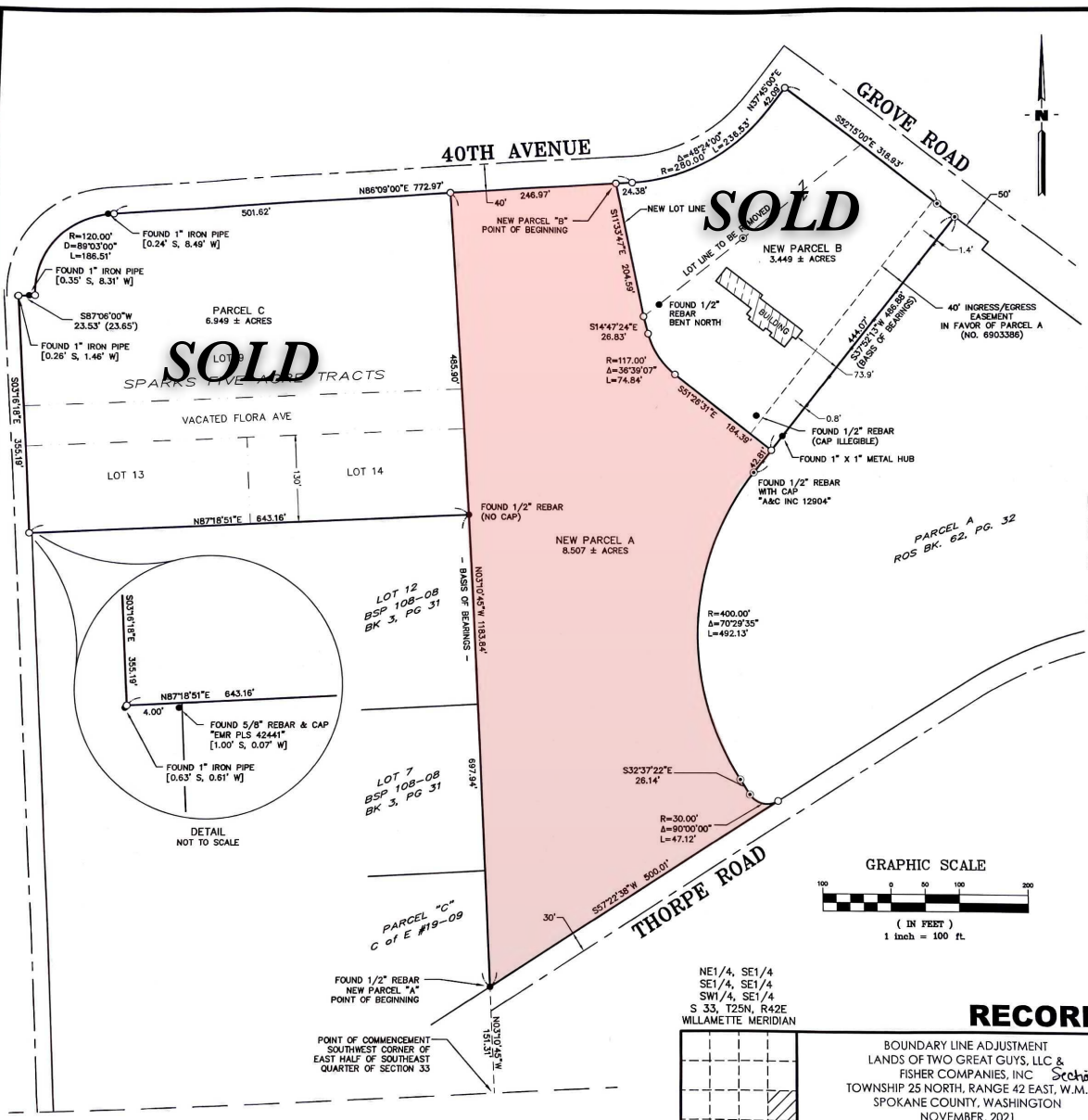
Owner is a licensed broker in the State of Washington.

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.

7149868 190-18

AUDITOR'S CERTIFICATE:
FILED FOR RECORD THIS 22 DAY OF November 20 21 AT 12:24 P M. IN BOOK 190 OF SURVEYS AT PAGE 17-18 AT THE REQUEST OF DURYEA & ASSOCIATES.

COUNTY AUDITOR



LEGEND:

- PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- PARCEL LINE TO BE ADJUSTED
- BUILDING LINE
- FENCE
- (200.45') RECORD DEED DISTANCE
- FOUND AS NOTED
- FOUND 1/2" REBAR WITH CAP "A&C INC 12904"
- SET 1/2" REBAR WITH CAP "DURYEA 33658"

EQUIPMENT & PROCEDURES:
THIS SURVEY WAS PERFORMED WITH A CARLSON BRX6 RTK GPS SYSTEM, AND A CARLSON CR2 ROBOTIC TOTAL STATION. PROCEDURES WERE USED THAT MEET OR EXCEED THE REQUIREMENTS OF RCW 58.09, WAC 332-130-090 AND WAC 332-130-100.

SURVEYOR'S NOTES:
1. THE CONTROL SURVEY WAS PERFORMED AND THE MONUMENTS SHOWN AS FOUND HEREON WERE LOCATED ON DECEMBER 13, 2019.
2. THE PURPOSE OF THIS SURVEY WAS TO PERFORM A BOUNDARY LINE ADJUSTMENT.

REFERENCES:
ROS 29-41
ROS 37/9
ROS 43/66
ROS 62/32
BSP 108-80

BASIS OF BEARINGS:
THE BEARING OF NORTH 37°52'13" EAST ALONG THE SOUTHEAST PROPERTY LINE OF THE SUBJECT PROPERTY AS SHOWN UPON THAT CERTAIN MAP ENTITLED "RECORD OF SURVEY" RECORDED IN BOOK 62 OF MAPS, PAGE 32, SPOKANE COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS SURVEY.

SURVEYOR'S CERTIFICATE:
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF HAWKINS EDWARDS IN OCTOBER, 2021.

MITCHELL DURYEA STATE OF WASHINGTON 33658 REGISTERED PROFESSIONAL LAND SURVEYOR

MITCHELL DURYEA
PLS 33658

11-15-21
DATE

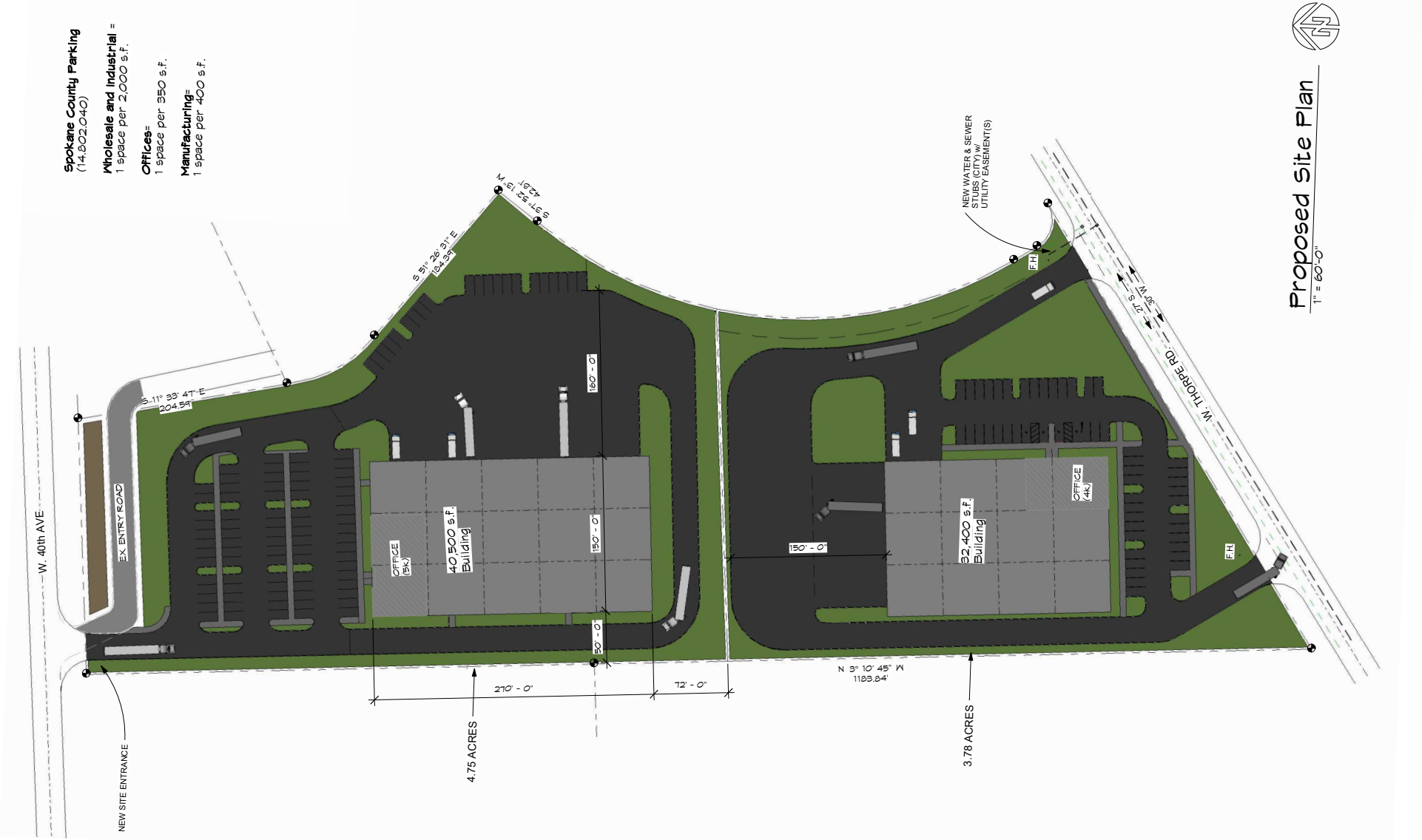
NE1/4, SE1/4
SE1/4, SE1/4
SW1/4, SE1/4
S 33, T25N, R42E
WILLAMETTE MERIDIAN

RECORD OF SURVEY

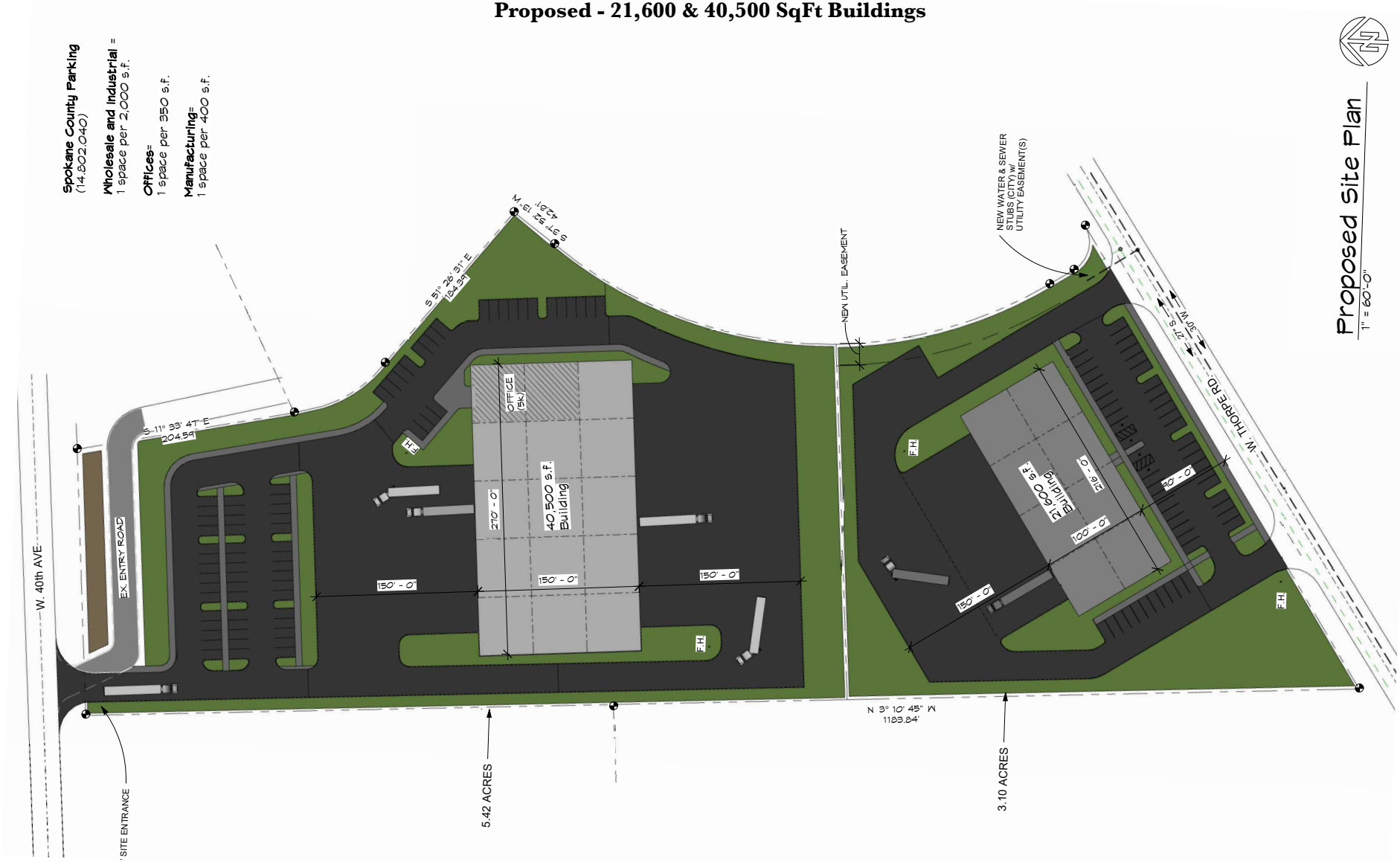
BOUNDARY LINE ADJUSTMENT
LANDS OF TWO GREAT GUYS, LLC & FISHER COMPANIES, INC Section 33
TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M.
SPOKANE COUNTY, WASHINGTON
NOVEMBER, 2021
SHEET 1 OF 2

DURYEA & ASSOCIATES
Surveying and Mapping
2702 N. Perry Street Spokane, WA 99207 (509) 465-8007
www.duryea-associates.com
Job No. 19-2849

Proposed - 32,000 & 40,500 SqFt Buildings



Proposed - 21,600 & 40,500 SqFt Buildings



HAWKINS
EDWARDS

6400 W. Thorpe Rd. - Spokane, WA

CONCEPTUAL DESIGN

Kevin Edwards | www.HawkinsEdwardsInc.com

tel: 509-939-8828 | k.edwards@me.com

AERIAL

Kevin Edwards | www.HawkinsEdwardsInc.com