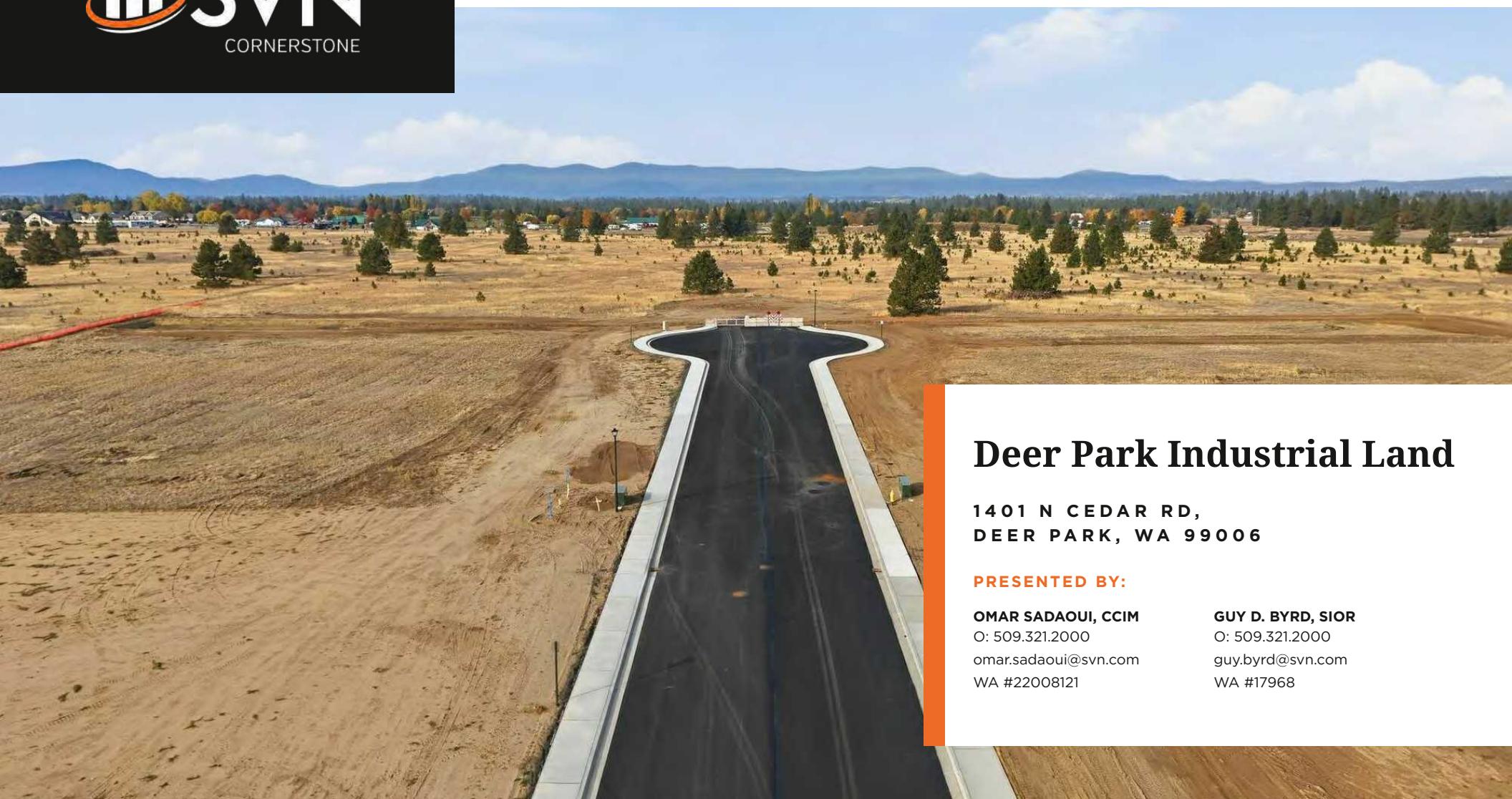




Shovel Ready Industrial Lots



Deer Park Industrial Land

1401 N CEDAR RD,
DEER PARK, WA 99006

PRESENTED BY:

OMAR SADAQUI, CCIM
O: 509.321.2000
omar.sadaoui@svn.com
WA #22008121

GUY D. BYRD, SIOR
O: 509.321.2000
guy.byrd@svn.com
WA #17968

PROPERTY OVERVIEW

DEER PARK INDUSTRIAL LAND

1401 N CEDAR RD
DEER PARK, WA 99006

OFFERING SUMMARY

SALE PRICE:	\$1.66 - \$5.75 PSF Land
LEASE RATE:	Subject to Terms
AVAILABLE LAND:	2.19 - 48.55 Acres
ZONING:	Light Industrial
APN:	29361.0019, 29361.0017 29361.0048, 29361.0047

PROPERTY SUMMARY

Light Industrial Land — For Sale | For Lease | Build-to-Suit

Located at the corner of Cedar Road and Enoch Road, directly across from Deer Park Airport, this project represents the next phase of industrial growth for the City of Deer Park and North Spokane County.

Developed by Blue Skies Property Development, the site offers flexible building and land solutions for businesses seeking **modern, functional, and cost-effective industrial space** with room to expand. Designed to accommodate a wide range of users from manufacturing and logistics to trades and service operations, the development provides a **ready-to-build** platform for businesses looking to position themselves for long-term success in one of the region's fastest growing sub-markets.



PROPERTY HIGHLIGHTS

- Lot Sizes Available:** Parcels ranging from 2.19 to 57.66 acres
- Flexible Opportunities:** Owner-user sales, long-term leases, and build-to-suit (BTS) options available
- Utilities Installed:** 3-Phase Power, 8" Water, 6" Sewer, 2" Natural Gas, and Fiber connectivity
- Permit-Ready Infrastructure:** Phase I site work is complete and lots are now shovel-ready
- Fully Entitled:** Completed Geotechnical, Survey/Short Plat, Roads, Curb & Gutter, Sidewalks, and Utilities
- Strategic Location:** Adjacent to Deer Park Airport, minutes from Highway 395, and 20 minutes north of Spokane
- Business-Friendly Environment:** Minimal CCRs allow for



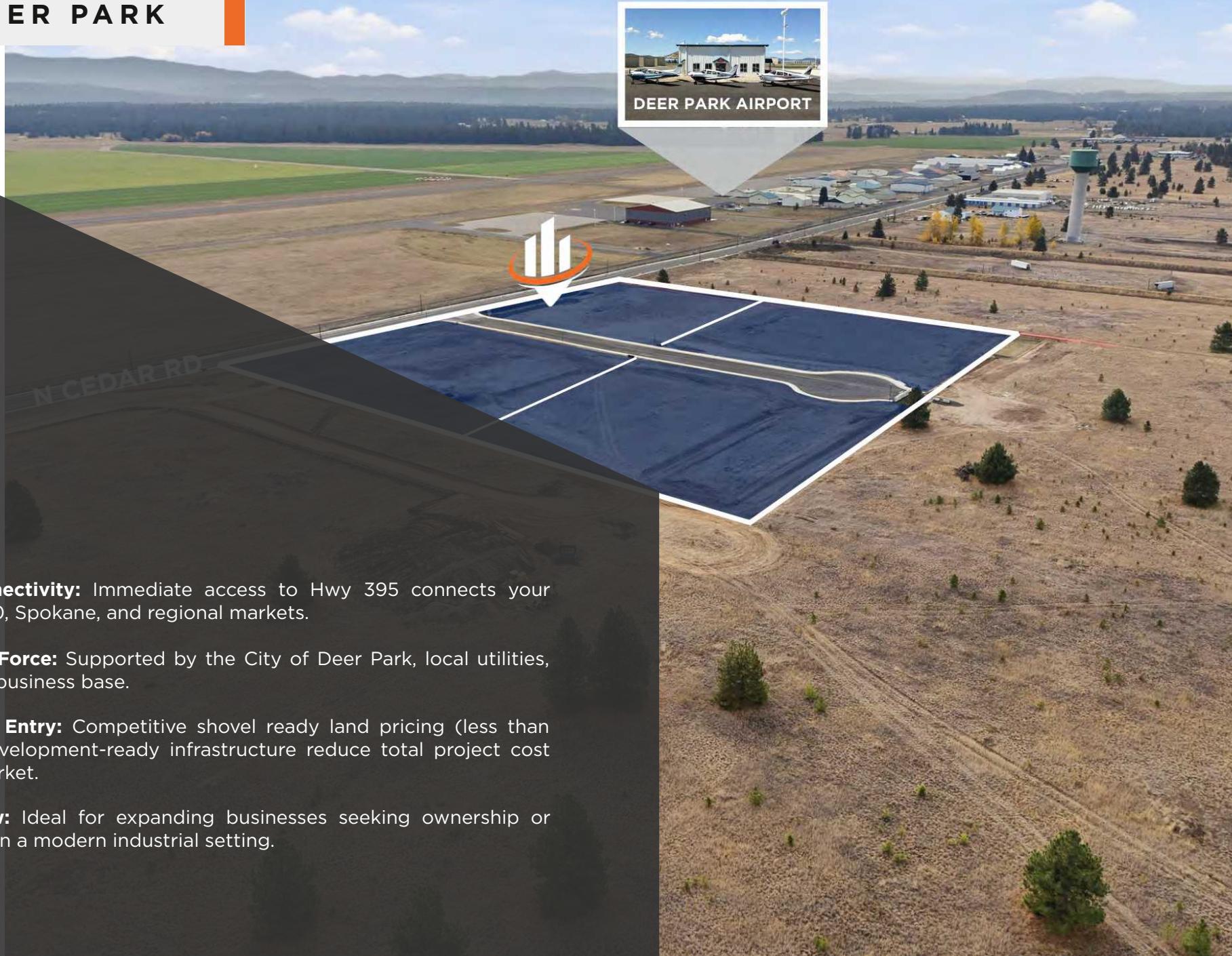
LAND LOTS



OF LOTS 5 | TOTAL LOT SIZE 2.19 - 39.08 ACRES | TOTAL LOT PRICE \$491,292 - \$2,825,859 | BEST USE: INDUSTRIAL

STATUS	LOT #	ADDRESS	SIZE	PRICE	DESCRIPTION
Available	1	1401 N Cedar Rd	2.19 Acres	\$539,252	LOT 1 - SE Corner lot utilities stubbed and Rough Grade completed
Available	2	1401 N Cedar Rd	2.19 Acres	\$491,292	LOT 2 - SW rear lot utilities stubbed
Available	3	1401 N Cedar Rd	2.19 Acres	\$491,292	LOT 3 - NW rear lot utilities stubbed and frontage to Cedar Rd and Deer Park Airport
Available	4	1401 N Cedar Rd	2.19 Acres	\$519,252	LOT 4 - NE lot utilities stubbed
Available	5	0 Unknown	39.08 Acres	\$2,825,859	LOT 5 - Three parcels consisting of lots ranging from 9.77 - 14.77 acres

WHY DEER PARK



Strategic Connectivity: Immediate access to Hwy 395 connects your business to I-90, Spokane, and regional markets.

Built-In Labor Force: Supported by the City of Deer Park, local utilities, and a growing business base.

Lower Cost of Entry: Competitive shovel ready land pricing (less than \$6/SF) and development-ready infrastructure reduce total project cost and time to market.

Room to Grow: Ideal for expanding businesses seeking ownership or scalability within a modern industrial setting.

AREA HIGHLIGHTS



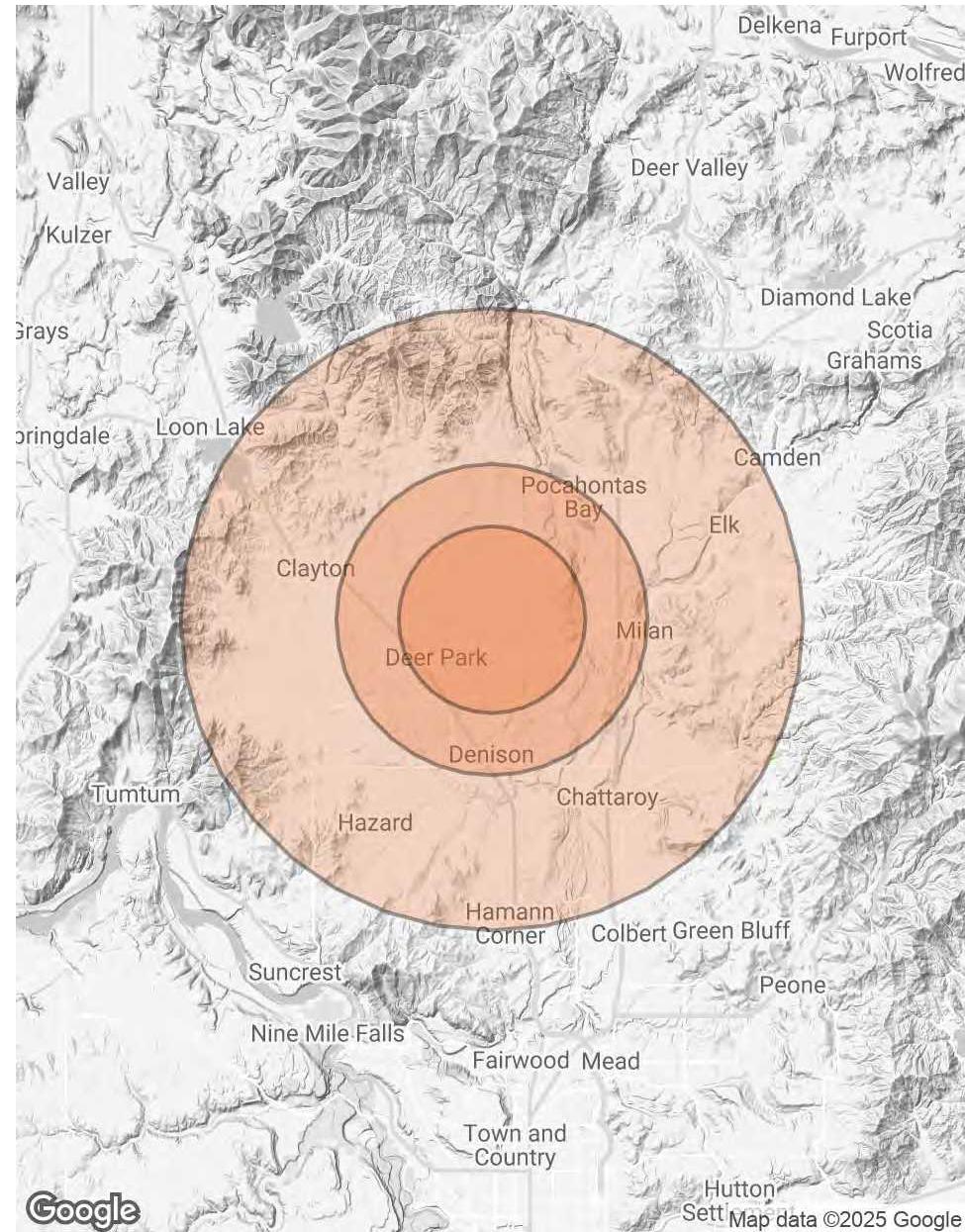
CONCEPTUAL MASTER PLAN



DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	7,090	11,656	26,608
AVERAGE AGE	42	43	44
AVERAGE AGE (MALE)	41	42	43
AVERAGE AGE (FEMALE)	43	44	44
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,814	4,513	10,085
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$75,736	\$79,391	\$97,638
AVERAGE HOUSE VALUE	\$444,855	\$456,872	\$491,298

Demographics data derived from AlphaMap



MEET THE TEAM



OMAR SADAoui, CCIM

Advisor

Direct: 509.321.2000 **Cell:** 509.601.0695
omar.sadaoui@svn.com
WA #22008121 // ID #SP58346



GUY D. BYRD, SIOR

Designated Broker

Direct: 509.321.2000 **Cell:** 509.953.5109
guy.byrd@svn.com
WA #17968 // ID #DB35767