



WEST SPOKANE INDUSTRIAL PARK BUILDING A1 WAREHOUSES AVAILABLE FOR LEASE

13026 W MCFARLANE ROAD, A1 BLDG
AIRWAY HEIGHTS, WA 99001

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WSIP A1 Building Summary



OFFERING SUMMARY

Available Unit SF: A1-2: 6,000 SF
 A1-3: 6,000 SF
 A1-4: 10,000 SF
Available SF: 22,000 SF

Lease Rate: \$0.45 SF/MO/NNN

Lot Size: 2.5 Acres

Building Size: 30,000 SF

Zoning: I-3

Market: Airway Heights

PROPERTY OVERVIEW

Building A1 is on the West side of the property with 3 warehouse spaces available for lease. Unit A1-4 is the largest space in the building with 10,000 SF and is located on the North end of the building. Unit A1-2 and A1-3 are 6,000 SF each and could be combined for contiguous 12,000 SF. Wheelman Wholesale Inc currently occupies the Unit A1-1 warehouse.

PROPERTY HIGHLIGHTS

- 22,000 SF Available for lease at \$0.45/SF/MO/NNN
- 8 Grade level roll up doors, drive through capable
- [4] 400 amp 240v 3-phase power, a total of 1600 amps
- Existing office space in warehouses
- An additional 0.52± Acres of fenced yard area adjacent to the A1-4 space is available at \$0.05/SF/YR/NNN Or \$1131/MO/NNN
- CAMs \$0.10/SF/Mo

WSIP Building A1 Floorplan

BUILDING A1
TOTAL USEABLE AREA = 29,550± SF

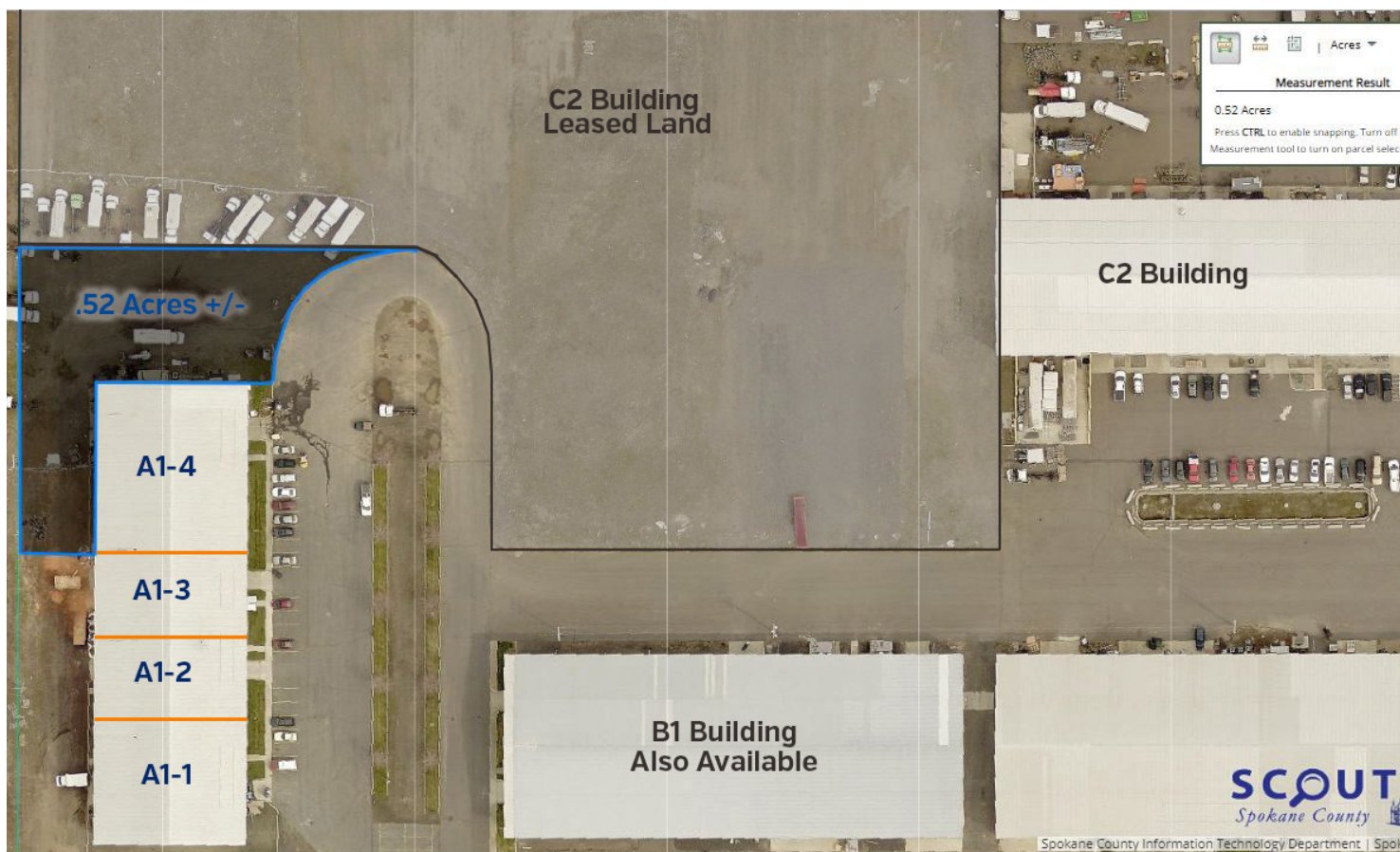


A OVERALL EXISTING FLOOR PLAN

AI SCALE: 1/32" = 1'-0"



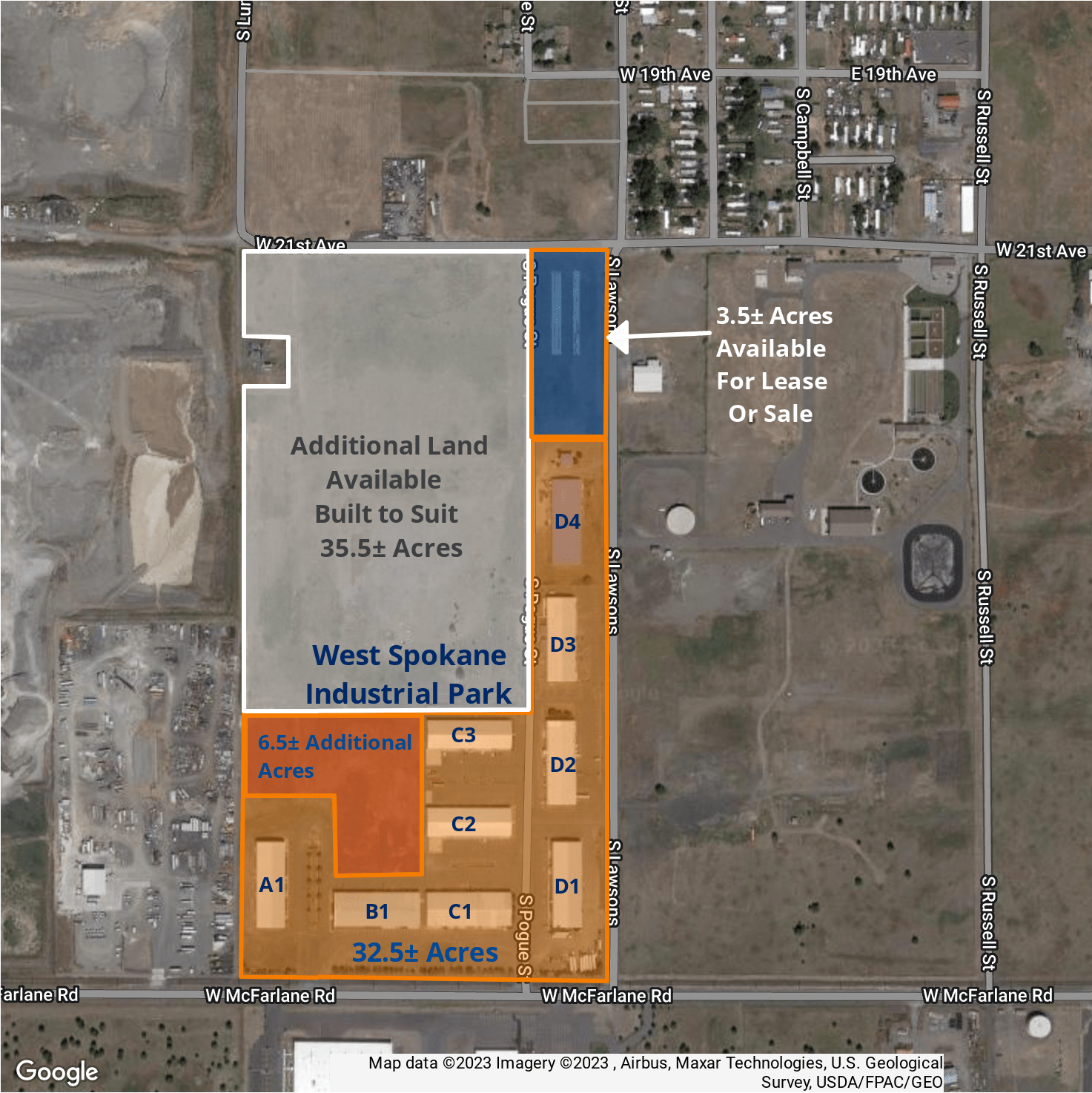
Additional Land Available



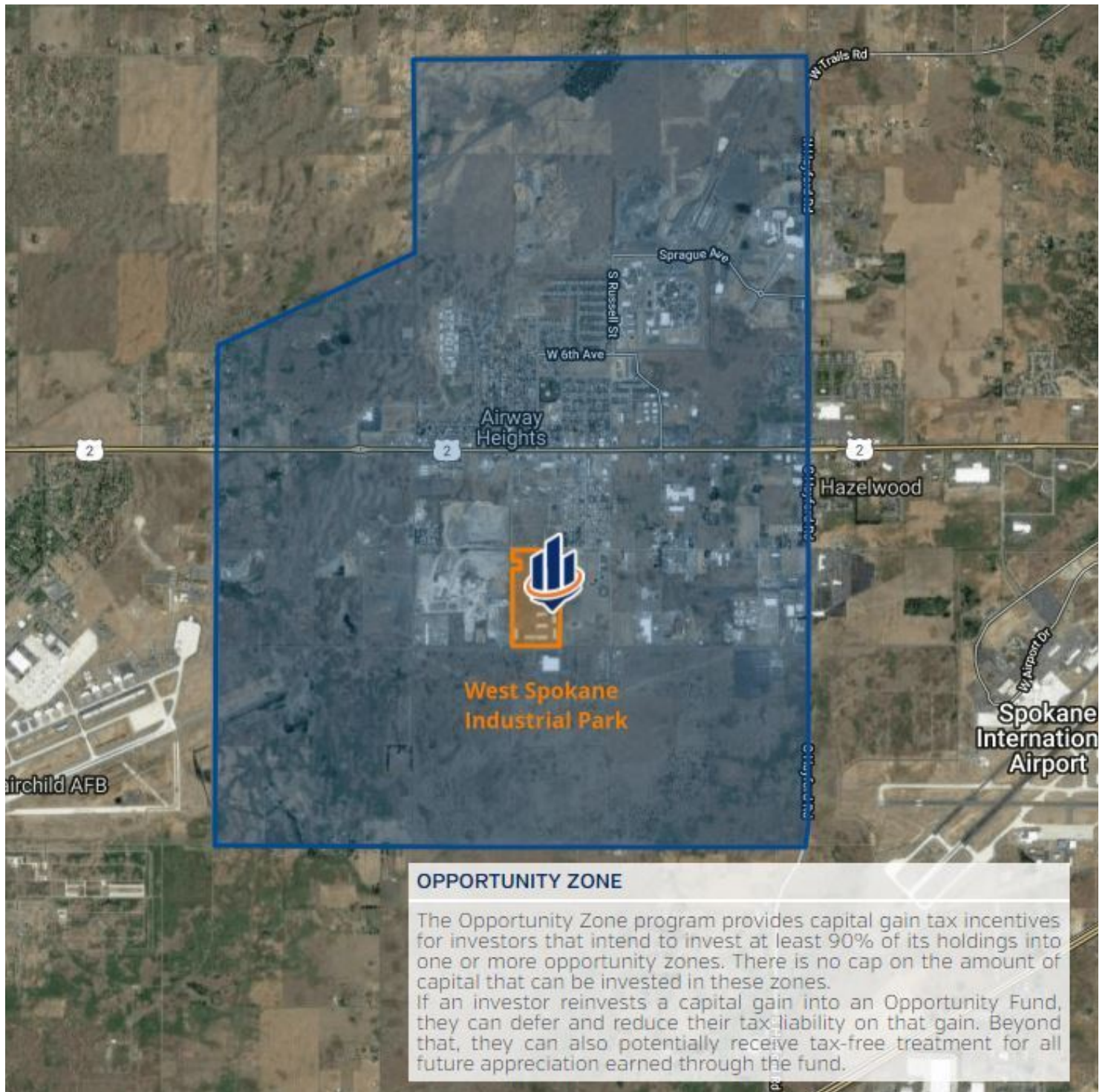
Buildings & Land Available



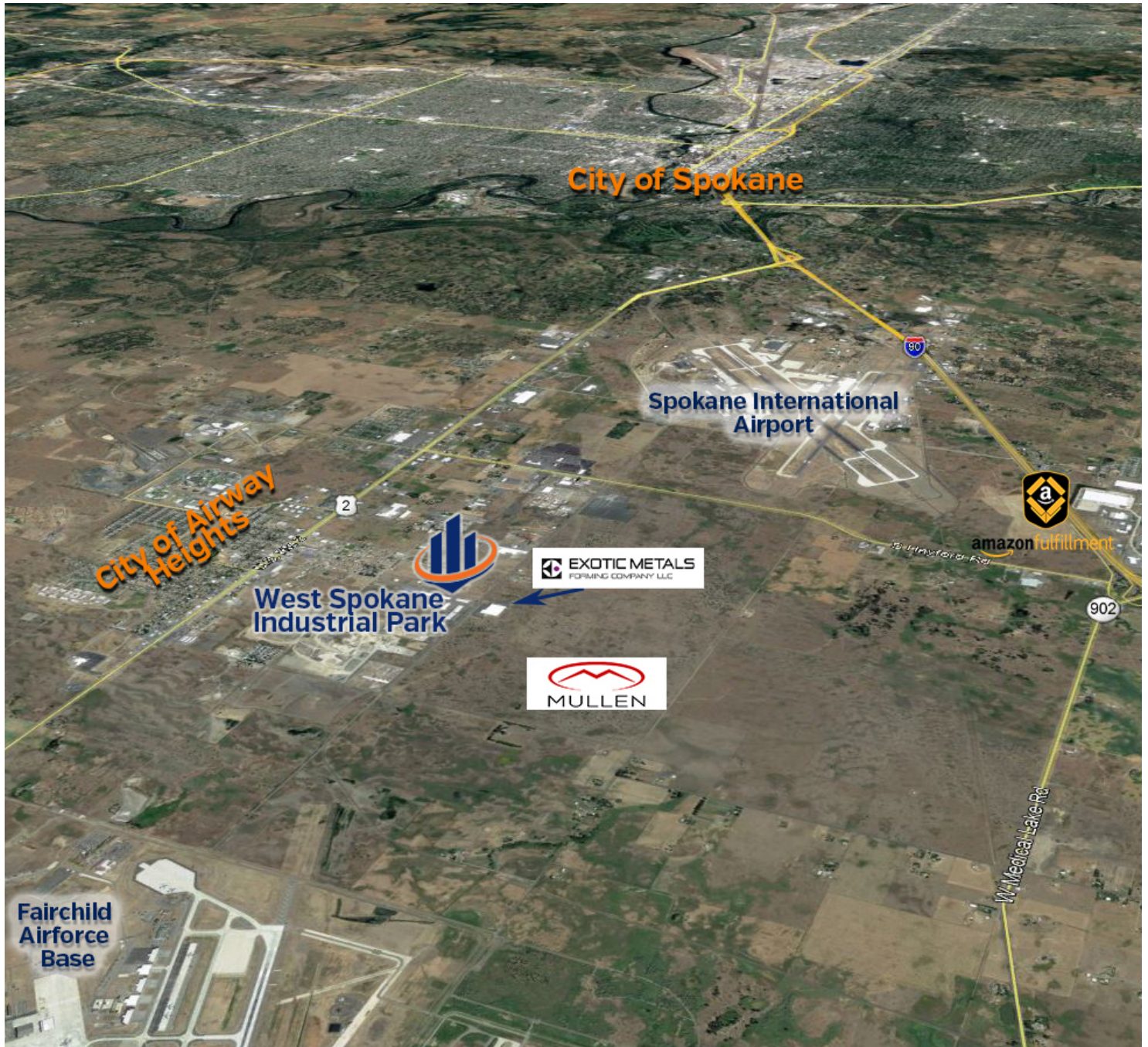
West Spokane Industrial Park



WSIP & Opportunity Zone Map



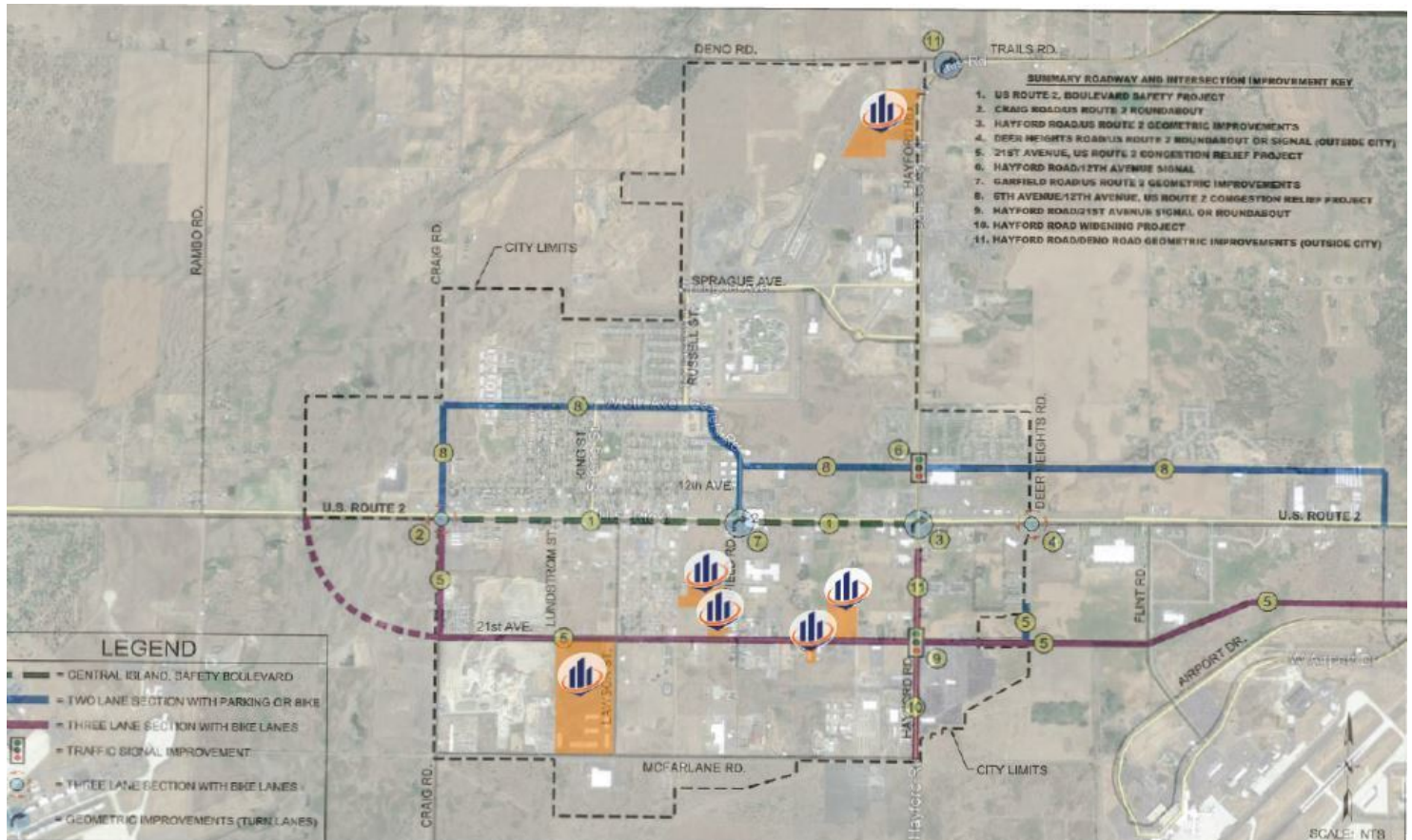
Aerial Location Map



WSIP Neighboring Companies



W 21st Road Improvement Plans



West Spokane Industrial Park Location



Airway Heights Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,707	17,182	84,272
Median age	34.4	31.6	34.5
Median age (Male)	35.3	32.1	34.0
Median age (Female)	30.9	30.0	34.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	404	4,367	30,607
# of persons per HH	4.2	3.9	2.8
Average HH income	\$44,704	\$51,665	\$58,571
Average house value		\$286,431	\$228,318

* Demographic data derived from 2020 ACS - US Census

Advisor Bio 1



GUY D. BYRD

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PROFESSIONAL BACKGROUND

Guy D. Byrd is the founder, owner and Managing Director of SVN Cornerstone in Spokane Washington. A native of Montana Guy grew up in the Western Washington and graduated from Montana State University. His entire Commercial Real Estate and professional career has been spent in the Northwest region of the United States. Through strategic affiliation and innovation, he has developed and operates a full service Commercial Real Estate company serving customers in the region, nationally and internationally. Strategic affiliation with SVN in 2015 has enabled SVN Cornerstone to provide Commercial Real Estate services utilizing a platform with leading technology and innovation appropriate for the most sophisticated Real Estate customer. Under Guy's direction SVN Cornerstone has become the premier full service Commercial Real Estate company in Eastern Washington and North Idaho.

As the Managing Director of SVN Cornerstone Guy has developed a culture of accomplishment on behalf of clients. SVN Cornerstones primary markets include all of Washington, and Idaho many times extending to various states across the United States based on strategic relationships with SVN Brokers across the country. On a consistent basis the collaborative nature, brand and tools available through the SVN provides Guy and his associate Brokers the ability to provide superior service to the most sophisticated client and their properties. Decades of Commercial Real Estate Experience and affiliation with numerous Commercial Real Estate organizations has provided invaluable experiences. Having completed over 2,000 transactions with a total transaction volume close to One Billion in value. Dedicated to clients and the pursuit of their real estate goals is a hallmark of his numerous Real Estate accomplishments over the years.

Guy continues to be an active CCIM Candidate, member of ICSC, Greater Spokane Inc., a current member and former president of the Spokane Commercial Real Estate Traders Club. He currently serves as an active Board of Director for the American Red Cross Northwest Region. Additionally, he supports the Spokane Public and Parochial Schools on which he has served on numerous boards, panels and fundraising campaigns. Guy is an active outdoor enthusiast who enjoys the summer lake time and an occasional round of golf. Married to Shawna Byrd in 1987 Guy and Shawna have three children who are in various stages of completing their college educations.

EDUCATION

Bachelor of Arts degree in Business Marketing from Montana State University Designated Broker's Real Estate License in the States of Washington and Idaho

MEMBERSHIPS

International Council of Shopping Centers [ICSC] member | CCIM Candidate | Greater Spokane Incorporated [GSI] member
Spokane Commercial Real Estate Traders Club [President 1995] | National Association of Realtors at both the local and national

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