

WEST SPOKANE INDUSTRIAL PARK B1 WAREHOUSE SPACE B1-1A & B1-2 FOR LEASE

13026 W MCFARLANE RD, B1 BLDG
AIRWAY HEIGHTS, WA 99004

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B1 Building WSIP Summary



OFFERING SUMMARY

Available SF: Suite B1-1A; 9,314 SF
Suite B1-2; 3,700 SF
Combined SF: 13,014 SF

Lease Rate: \$0.45 SF/MO/NNN

Building Size: 30,000 SF

Zoning: Heavy Industrial

Market: Airway Heights

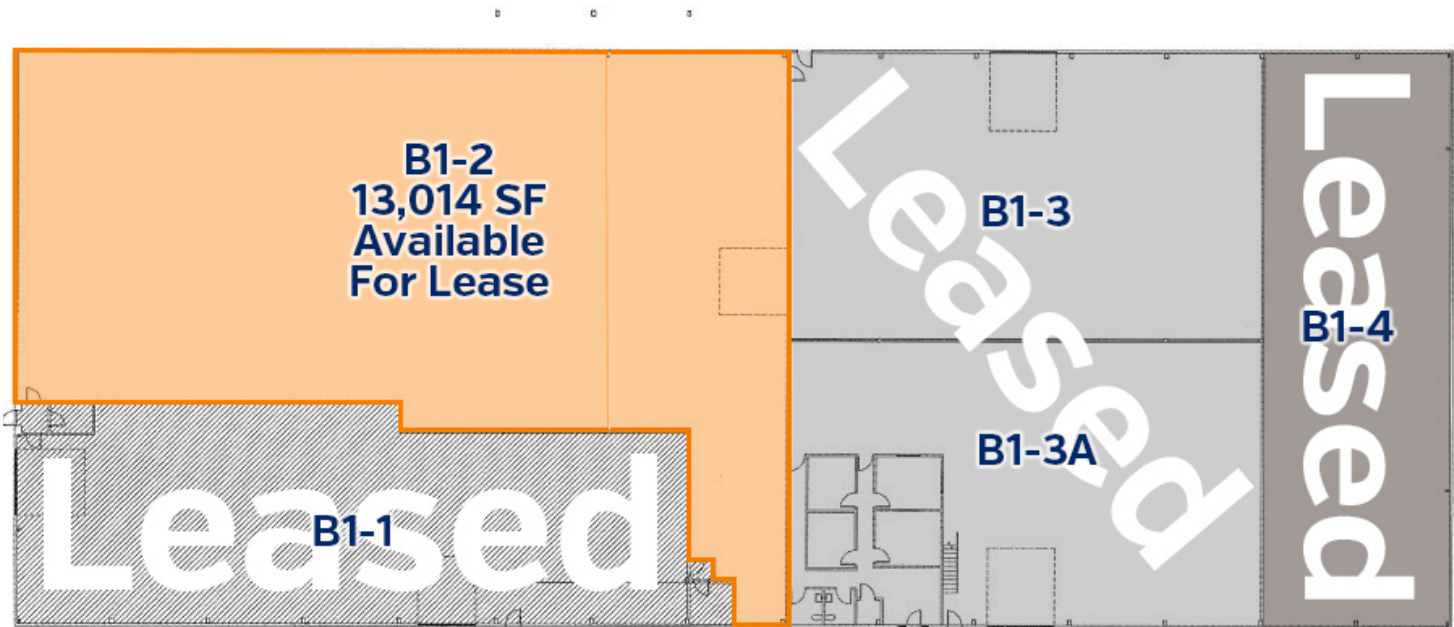
PROPERTY OVERVIEW

West Spokane Industrial Park has multiple warehouses available for lease. Building B1 is on the West side of the property along McFarlane Rd. Unit B1-1A is on the Northwest end of the building with 9,314 SF available. Just next to B1-1A is B1-2 which is 3,700 SF. These two spaces could be combined for a 13,014 SF space.

PROPERTY HIGHLIGHTS

- Up to 13,014 SF available for lease \$0.45/SF/MO NNN
- 3-Phase 200 Amp Power.
- Radiant heat.
- B1-1 is 6,186 SF currently leased until July 2020
- B1-3&3A is 11,867 SF currently leased until January 2021
- B1-4 is 4,800 SF currently leased until July 2021
- CAMs \$0.10/SF/Mo

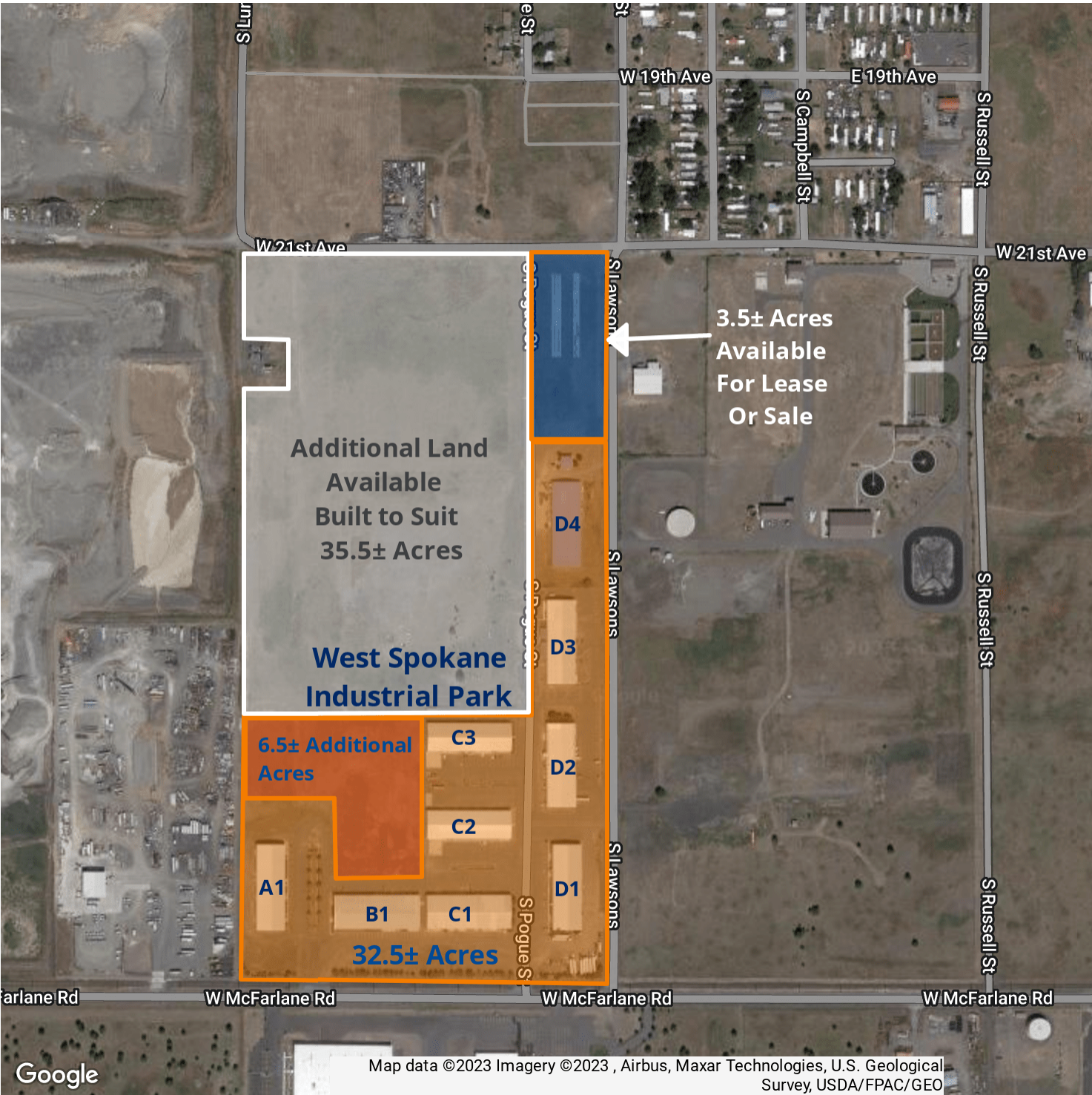
B1 Building Floor Plans



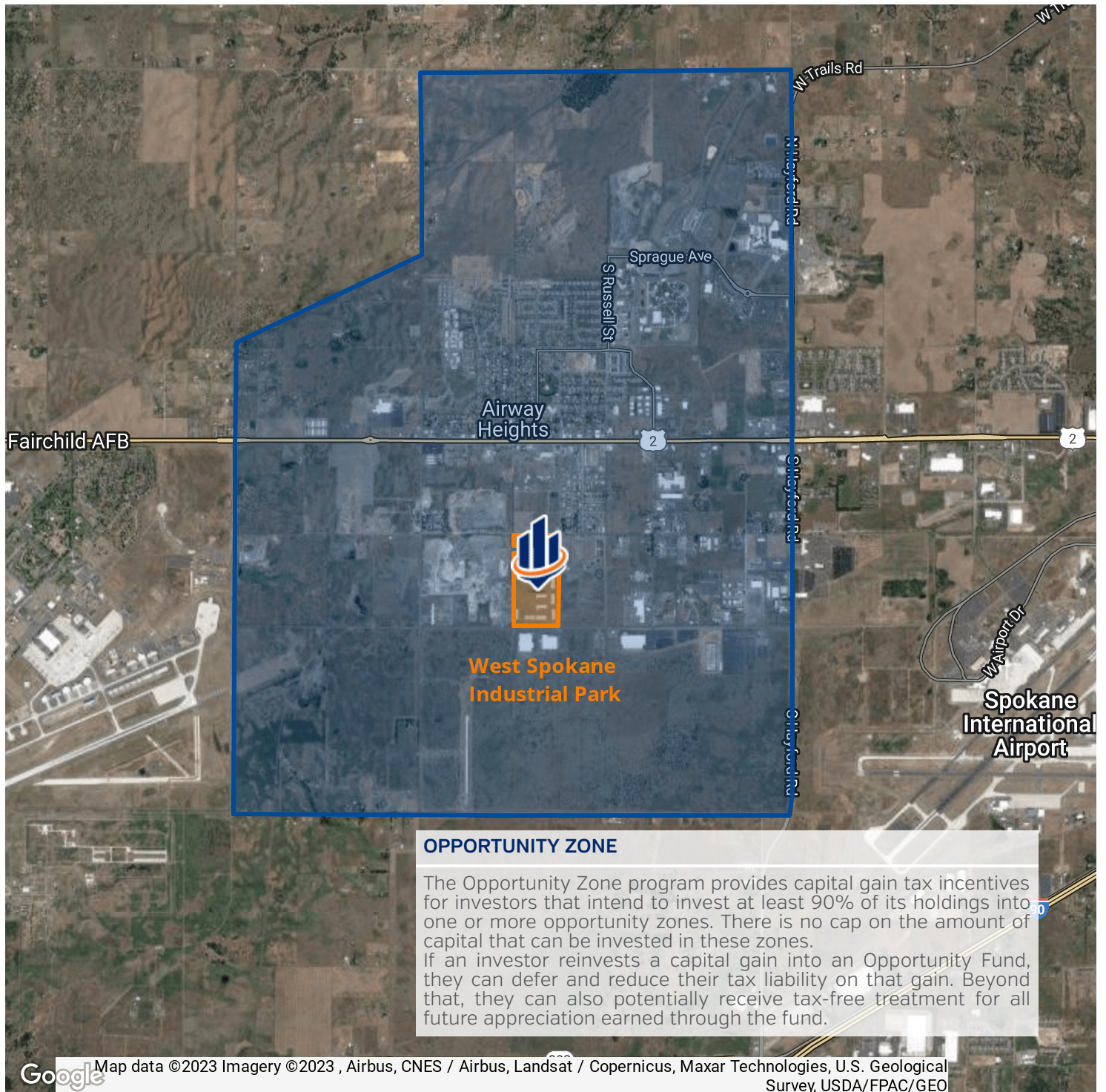
Buildings & Land Available



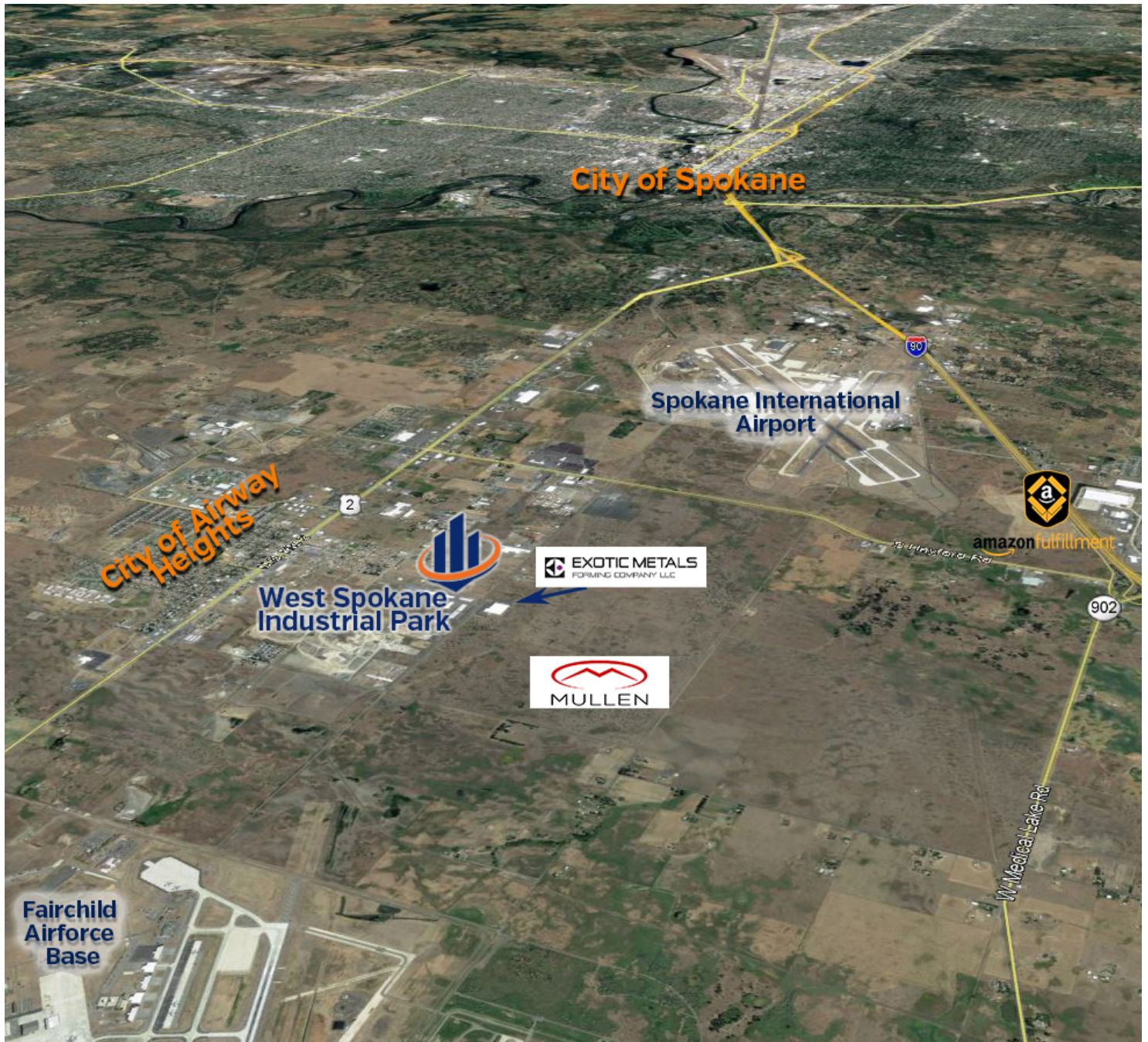
West Spokane Industrial Park



Opportunity Zone Map



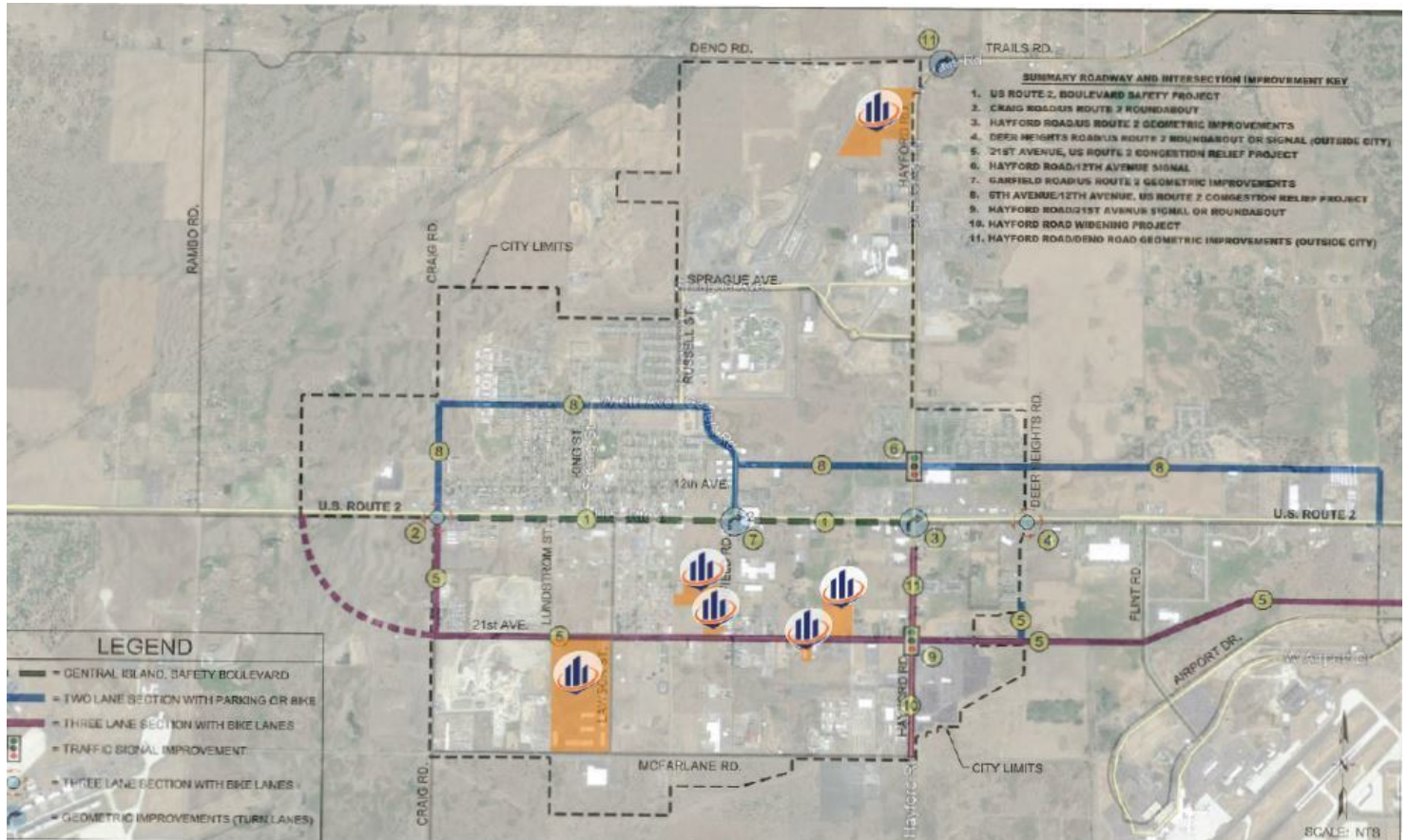
Aerial Location Map



WSIP Neighboring Companies



W 21st Road Improvement Plans



WSIP B1 Building Location Maps



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



GUY D. BYRD

Designated Broker

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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

ICSC ; CCIM ; Greater Spokane Incorporated (GSI) member; National Association of Realtors; Washington State Commercial Association of Realtors; Manito Golf and Country Club member



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To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.