

Industrial
Buildings
±85,000 SF

Proposed Future Development

Flex Space
±17,000 SF

2-Story
Office Buildings
±20,000 SF

FOR LEASE: INDUSTRIAL, FLEX AND OFFICE

Hayford Business Park

S HAYFORD RD & 21ST AVE

Airway Heights, WA 99224



PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE INDUSTRIAL:	CLA for Quote Subject to Build Out
BUILDING SF:	Up to 250,000 SF
DESIGN BUILD AVAILABLE:	15,000 SF up to 250,000 SF
FLEX SPACE SF PROPOSED:	17,000
LAND:	18.12 Acres
ZONING:	Light Industrial

PROPERTY OVERVIEW

The Hayford Business Park is a new built combination of Industrial Warehouse, Flex and Office spaces. This development is intended to accommodate larger and small users with state of the art amenities.

PROPERTY HIGHLIGHTS

- Permitting for construction in process, to be completed early 2024
- Design Build is currently still possible
- Highly-prominent & visible Business Park with up to 250,000SF of leasable space
- New construction Light Industrial & Office with modern finishes available 2024 - 2025
- 18’ up to 40’ ceiling clear height WH, Fire sprinklers, Dock and Grade loading doors
- Located on Hayford Road with access to I 90 and Hwy 2 - West Plains/Spokane
- Close to Spokane Airport, Amazon, UPS, Spokane Transload Facility
- Locally-owned and managed, Please CLA for competitive pricing and more info

DEVELOPMENT RENDERING



SITE RENDERINGS



SITE PLAN IN FOR PERMIT - EARLY 2024

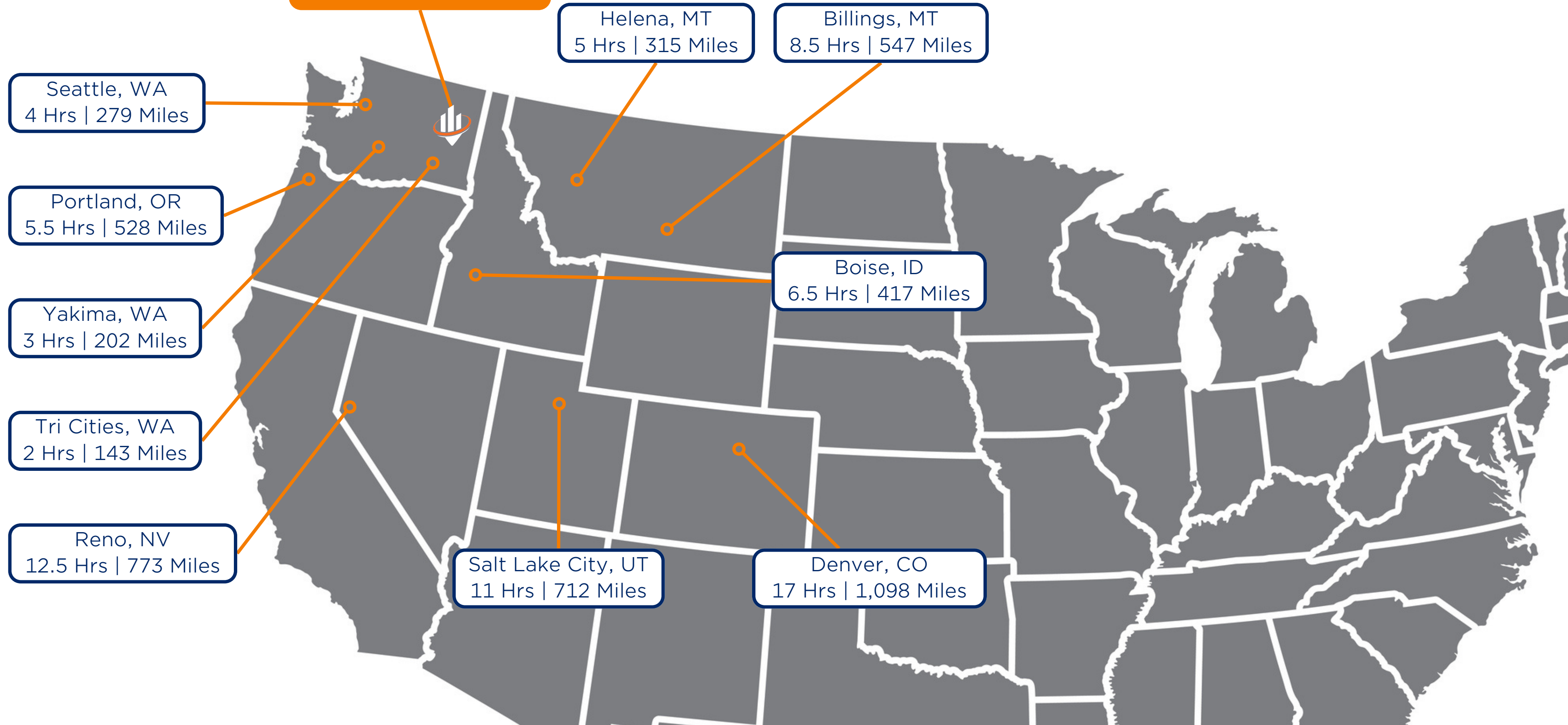


PROPERTY LOCATION



**Hayford Business
Park**
Industrial Flex

Drive Times From Spokane



ADVISOR BIOS



Guy D. Byrd

Designated Broker
SVN | Cornerstone

Guy is the founder, owner and Managing Director of SVN Cornerstone in Spokane. Guy specializes in the retail and industrial sectors of Commercial Real Estate including property sales, leasing and development on behalf of his regional and national clients.

Guy continues to be an active CCIM Candidate, member of ICSC, and Greater Spokane Inc., and is a former president and current member of the Spokane Commercial Real Estate Traders Club and serves on the Red Cross Board of Directors for the Northwest Region. He is also involved with the community in support of Public and Parochial Schools on which he has served on numerous boards, panels and fundraising campaigns.

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Omar Sadaoui, CCIM

Advisor
SVN | Cornerstone

Omar Sadaoui is licensed in the State of WA and ID, specializing in the leasing and sales of Industrial properties and Investment opportunities representing local, regional, and national clients. Through a proactive approach to research and due diligence, he is committed to staying well-informed about market trends, property values, and other relevant factors that can impact his clients' decisions. His commitment enables him to provide clients with a wide range of insights, helping them make informed decisions that align with their goals. Omar has obtained the prestigious and highly recognized CCIM (Certified Commercial Investment Member) designation, which helps provide clients' strategic planning in negotiations and management of their CRE assets.

Prior to starting his brokerage career at SVN Cornerstone, Omar spent eight years in construction and project management roles. Most recently, he was responsible for overseeing the installation and commissioning of commercial building automation systems across Colorado, Wyoming, North Idaho, and Eastern Washington for Automated Logic Corporation. Ultimately, he enjoys working with business owners and investors to analyze, evaluate, and position opportunities for disposition or acquisition, while advising tenants and landlords in procuring and leasing space that optimizes value.

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DISCLAIMER

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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