

Vacant Land for Ground Lease or Build-to-Suite

S. Garfield Rd & W. Sunset Hwy.

Airway Heights, WA 99001

Property Features:

- Space Available: 2,000-7,400 SF ±
- Parcel # 15243.0062
- Zoning: General Commercial
- Reciprocal Parking
- Close To Spokane International Airport, Fairchild Airforce Base & Northern Quest Casino
- Utilities Include: City Water, Sewer and Power Available
- Build to Suit Opportunity
- Site Dimensions- 240' x 150' (36,000 SF)

Ground Lease Rate:
\$3,700/Month NNN

Build to Suit Opportunity

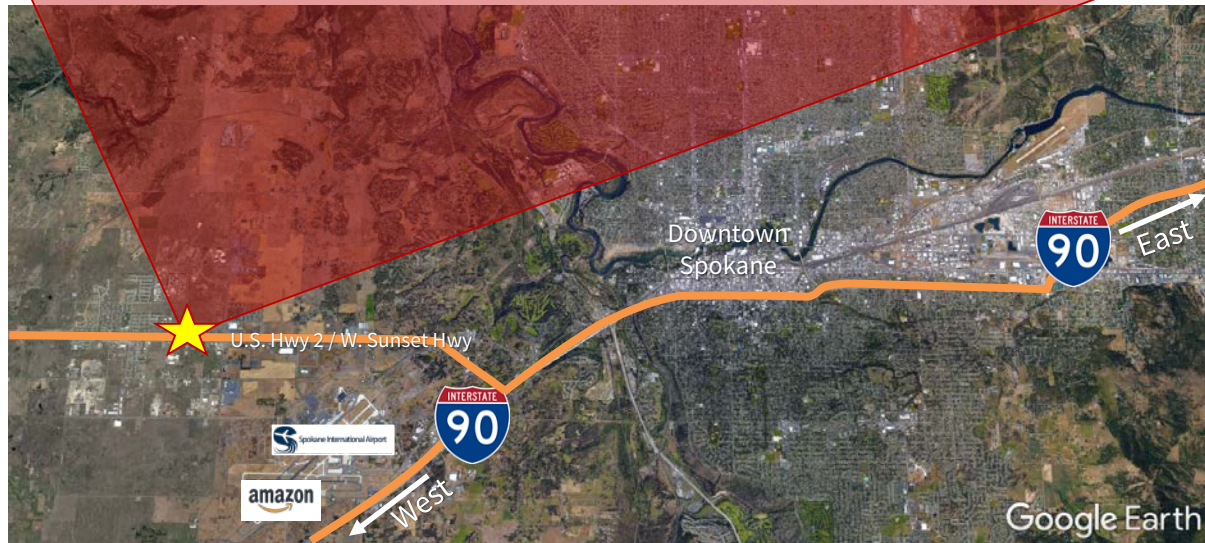
For More Information, Contact:

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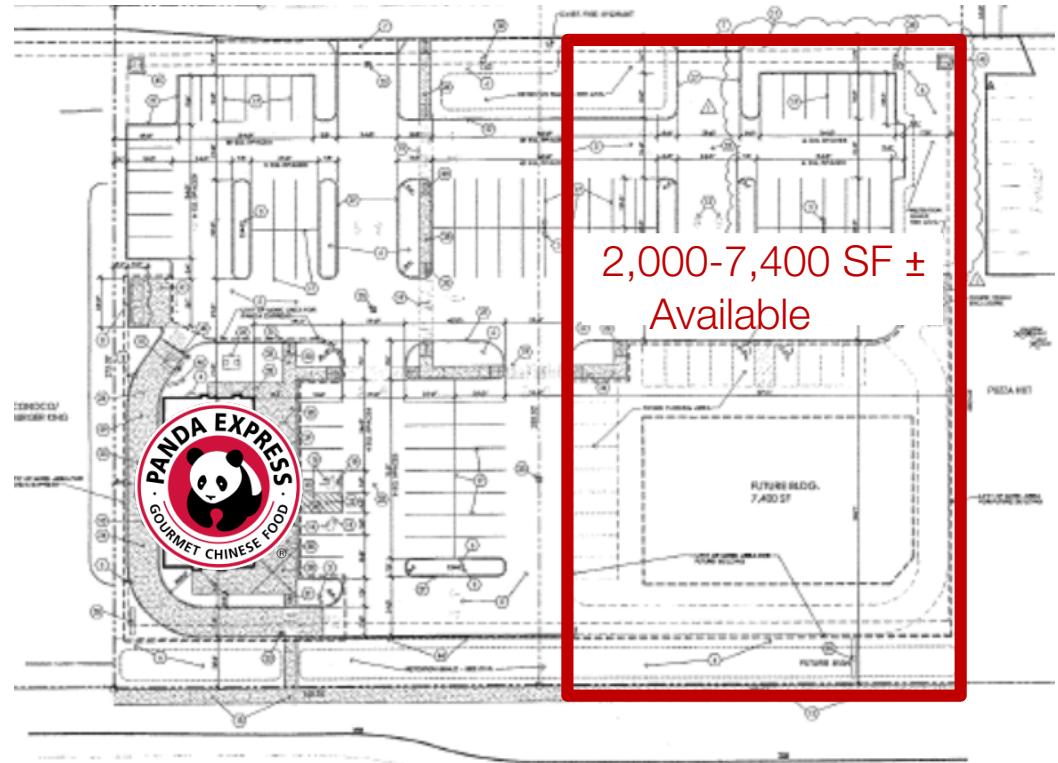
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2018 Demographics:

	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population:	10,970	21,103	73,428
Average HHI:	\$69,834	\$76,805	\$68,869
Median Age:	34.8	33.1	36.9
2023 Projected			
Population:	11,963	22,740	77,428

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