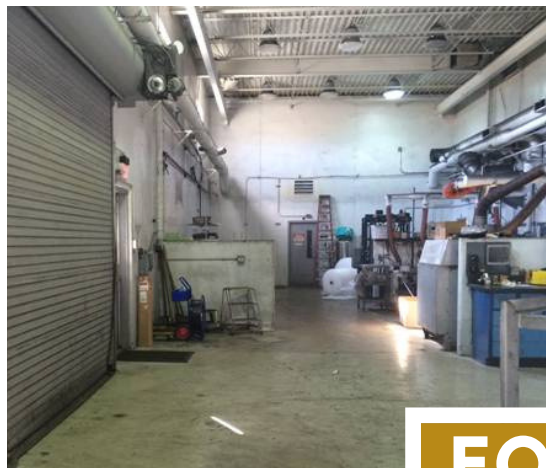




BYRD REAL ESTATE  
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**FOR LEASE**

OFFICE/LAB

RATES TBD

## PROPERTY SPECIFICATIONS

A portion of parcel 36165.9016

Total site size: 167+/- Acres

Zoning: Heavy Industrial

## IMPROVEMENTS:

Total building: 4,482+/-sf

Lab and warehouse space within building

ELECTRIC AND GAS PROVIDED BY AVISTA

SEWER AND WATER BEING DEVELOPED.

RAIL SERVED BY BNSF

**DOUG BYRD**

509-326-8080

Cell 509-216-6575

Doug@byrdrealestategroup.com



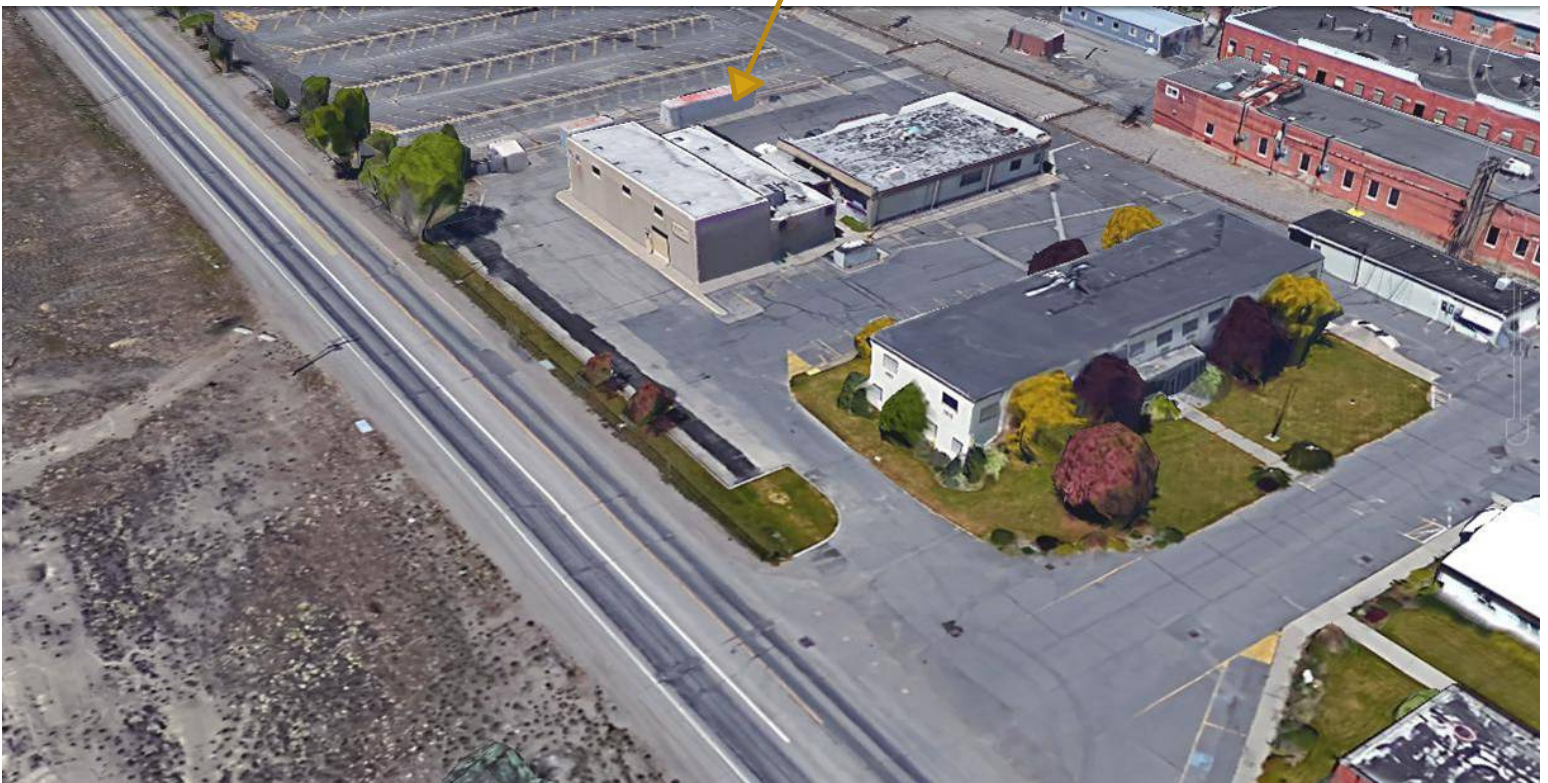
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ESTIMATED DRIVE TIMES

I-90 - 10+/- MIN.

SPOKANE CBD -

20+/- MIN.

SPOKANE VALLEY -

25+/- MIN.

AIRWAY HEIGHTS -

30+/- MIN.

CDA, ID - 45+/- MIN.



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