

11000 W. Westbow Blvd.

Spokane, WA

FOR SALE - \$495,000 - PAD "A"

** Representative Photo*

*Permit Ready
Site*



Freeway Visibility Development

Situated along Interstate 90 in the heart of the industrial & commercial corridor. Terrific access being close to interchange. Full permit issued for building new 8,000 SqFt. Flex building.



**HAWKINS
EDWARDS**

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PROPERTY INFO

| www.HawkinsEdwardsInc.com

Property Information

SALE PRICE:.....	\$495,000. Pad "A"
INCLUDED IN SALE:.....	Full Plan Set - 8,120 SqFt. Bldg. (70' x 116') -Bldg. Permit Paid For Utilities will be stubbed to site.
LAND SIZE:.....	59,094 SqFt. Lot +/-.
CLEAR HEIGHTS:.....	20' to bottom of roof joists 21'6" to bottom of plate height Contact Broker for Pricing
CONSTRUCTION BUILD COSTS:.....	TBD.
YEAR BUILT:.....	25 Onsite parking stalls
PARKING SPACES:.....	RC - Regional Commercial
ZONING:.....	Building & Pylon Signage
SIGNAGE:.....	Secured Entry to be shared costs with adjacent owner if desired
OTHER:.....	

Great Access to I-90



I-90 Freeway Signage

Street View from Interstate 90

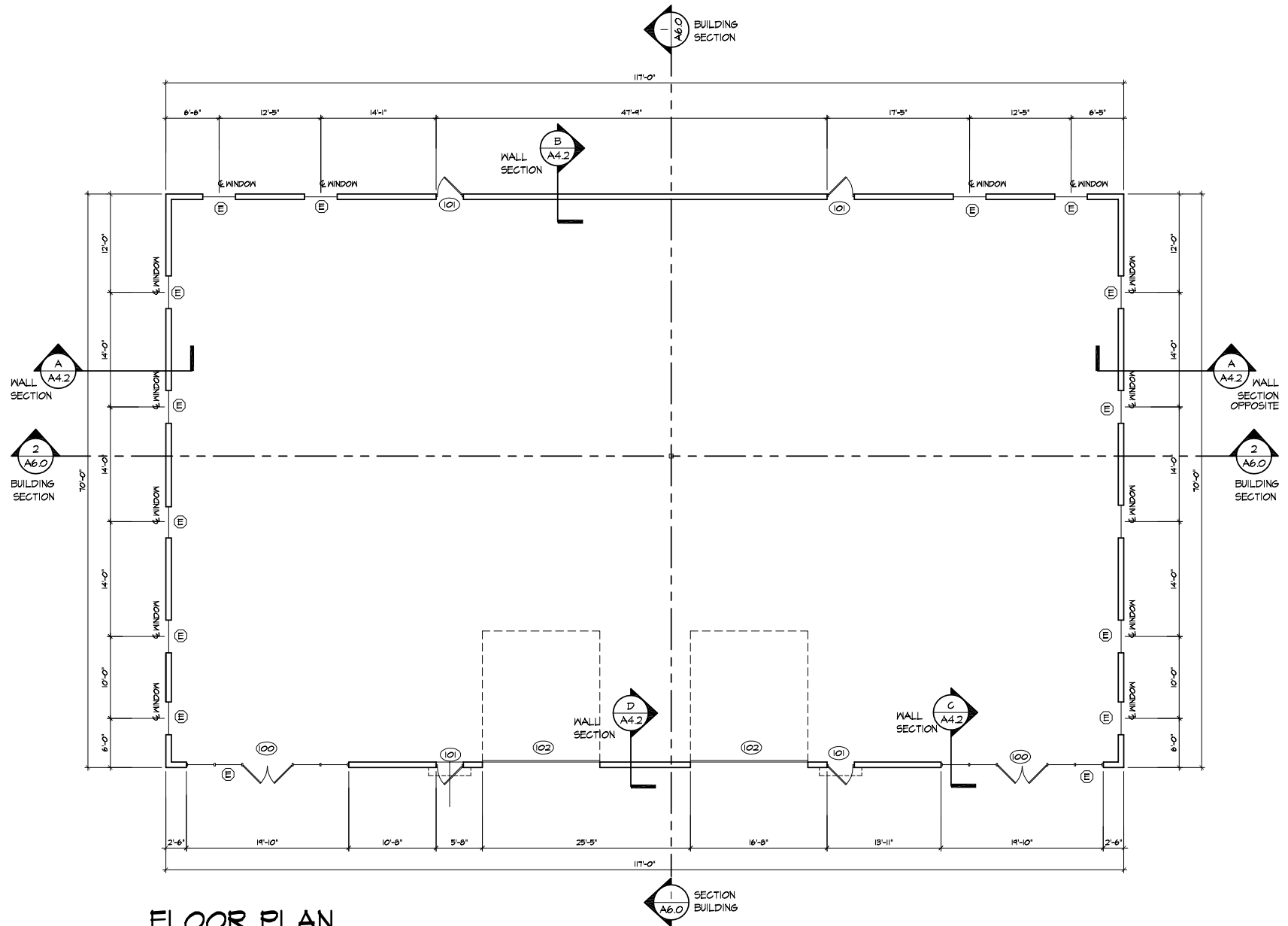


** Back of Building View*

All information herein is furnished by the owner and believed to be complete and correct. The Agent, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering without notice. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined.

FLOOR PLAN

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FLOOR PLAN

SCALE: 1/8"=1'-0"

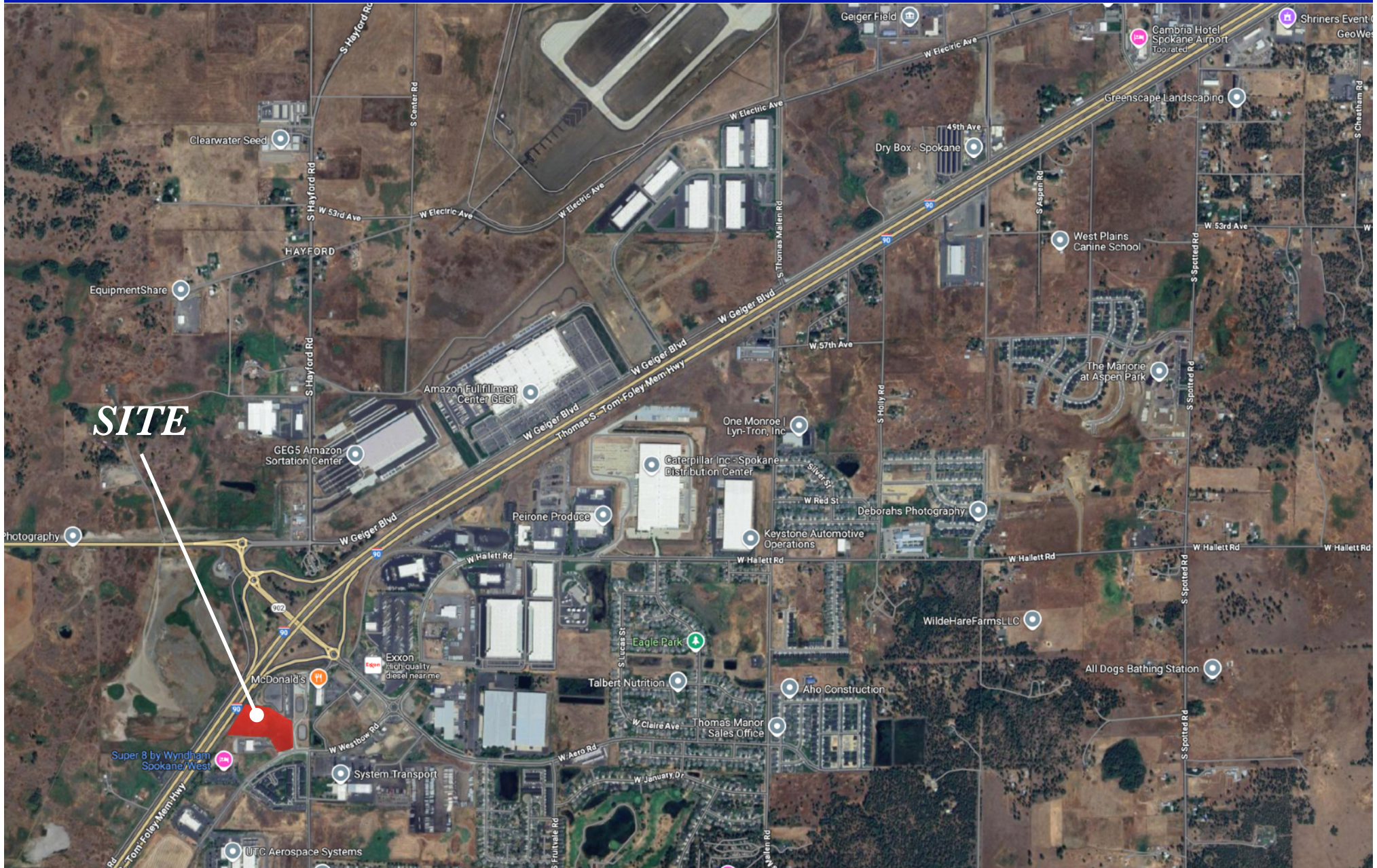
tel: 509-838-8500 | k.edwards@me.com

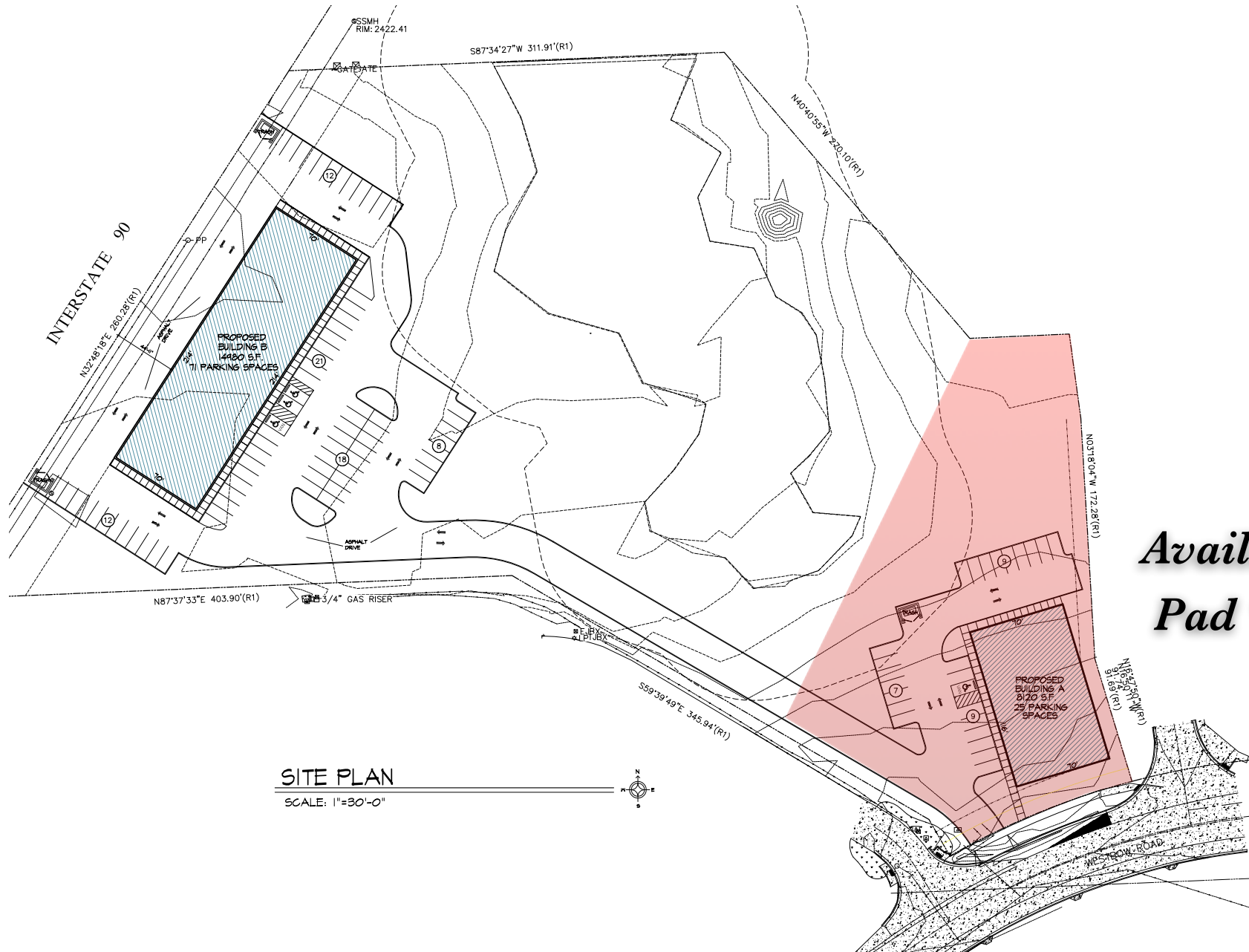
BUILDING ELEVATIONS

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** Proposed Rendering
Photo*







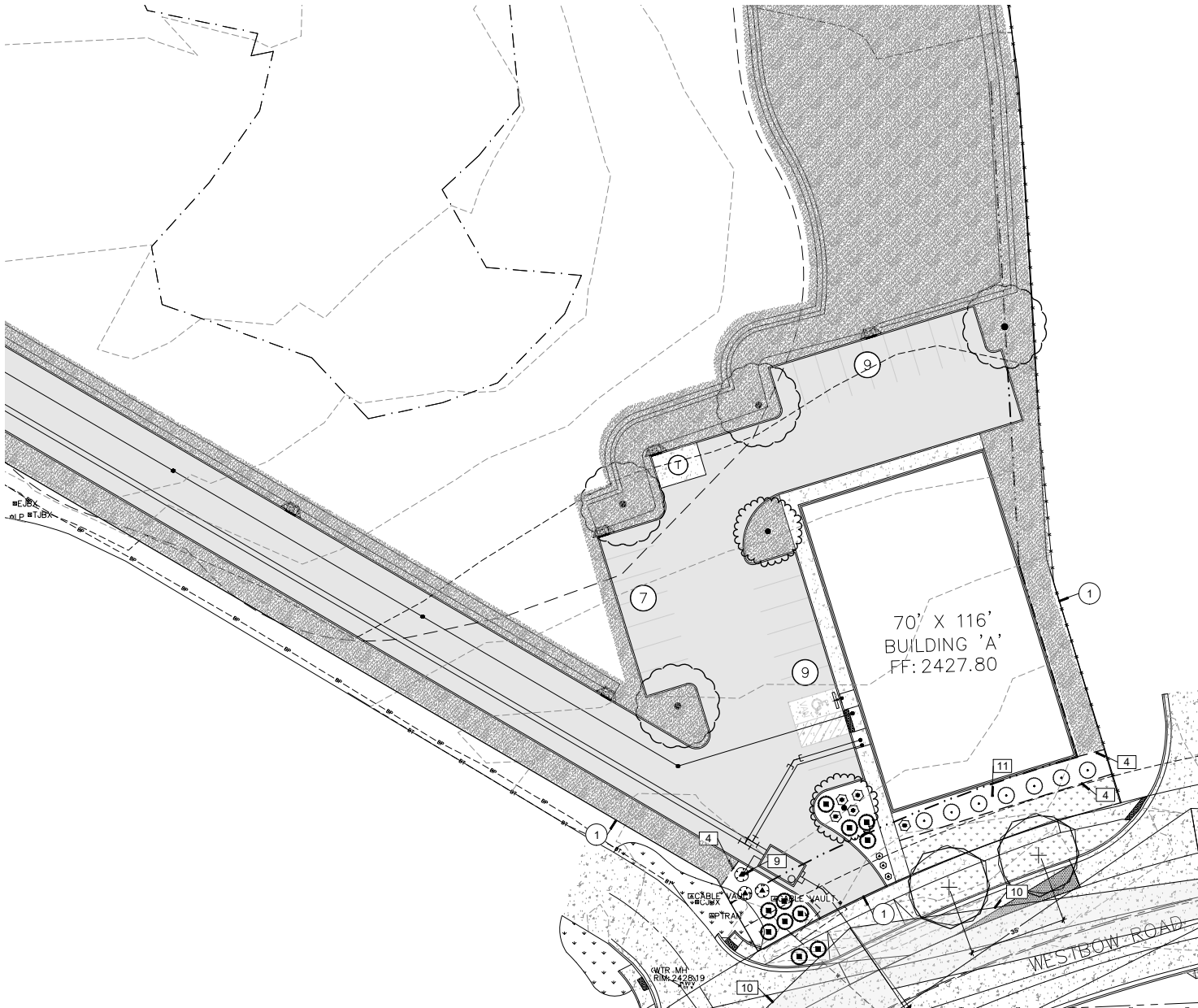
*Available
Pad "A"*

SITE PLAN

SCALE: 1"=30'-0"

SITE PLAN

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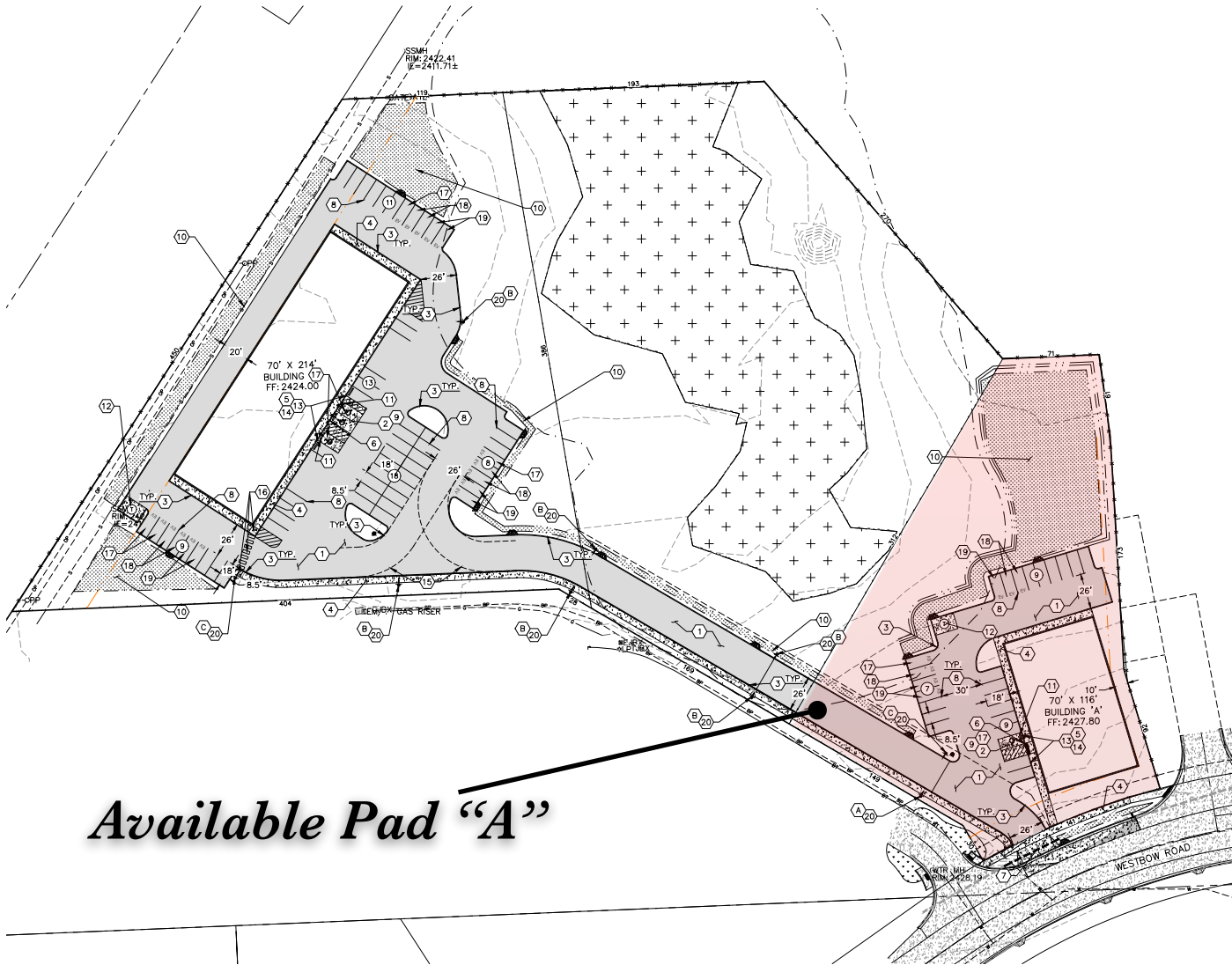


PLANT SCHEDULE 2

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
TREES			
	AR	4	ACER RUBRUM 'FRANK JR' REDPOINT MAPLE
	GT	2	GLEDITSIA TRIACANTHOS 'SUNBURST' SUNBURST HONEYLOCUST
	TT	2	TILIA CORDATA X MONGOLICA 'HARVEST GOLD' HARVEST GOLD LINDEN
SHRUBS			
	CA	3	CORNUS STOLONIFERA 'ARCTIC FIRE' ARCTIC FIRE REDTWIG DOGWOOD
	EC	5	EUONYMUS ALATUS 'COMPACTUS' COMPACT BURNING BUSH
	JB	11	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER
	P2	7	PINUS MUGO 'PUMILIO' DWARF MUGO PINE
	SF	3	SPIRAEA JAPONICA 'NCSX1' DOUBLE PLAY CANDY CORN SPIREA
GROUND COVERS			
	LN	1,635 SF	LAWN LAWN
	DR	22,526 SF	NATIVE DRYLAND GRASS SEED NOT IRRIGATED

REFERENCE NOTES SCHEDULE 2

CODE	DESCRIPTION	QTY	DETAIL
1	PROPERTY LINE		
4	PROFESSIONAL GRADE BLACK PLASTIC LANDSCAPE EDGER, TYP	101 LF	
9	POINT OF CONNECTION FOR THE SEPARATELY METERED IRRIGATION SYSTEM. PROVIDE DCVA PER CURRENT WATER PROVIDER.		
10	CLEARVIEW TRIANGLE		
11	5' WIDE STRIP OF TYPE III. 2 SHRUBS PER 100 SF		



SITE NOTES

1. REFER TO ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.
2. SEE GRADING AND DRAINAGE PLANS FOR GRADING AND DRAINAGE INFORMATION.
3. SEE LANDSCAPE PLANS FOR LANDSCAPING AREAS AND INFORMATION.
4. BUILDING CORNERS TO BE LOCATED BY PROFESSIONAL LICENSED SURVEYOR.
5. GUEST PARKING ALLOWED IN ALL UNRESERVED, UNCOVERED SPACES.
6. SURFACE FEATURES IN THIS AREA HAVE BEEN REMOVED. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ANY REMAINING DEBRIS, FOUNDATIONS, ETC.
7. TOP OF LIGHT POLE BASE TO BE 2" ABOVE TOP OF PROPOSED CURB.
8. KNOX BOX'S WILL BE REQUIRED ON BOTH BUILDING PER "P1 SCFD3 AHJ SPECIFICS", ALSO REFER TO ORDER FORM "P7 SCFD3 KNOX ORDERING INSTRUCTIONS".

CONSTRUCTION NOTES

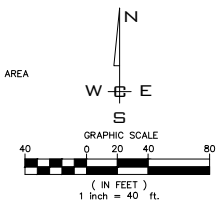
1. PROVIDE AND INSTALL ASPHALT PAVEMENT SECTION PER DETAIL 1, SHEET C3.1.
2. PROVIDE AND INSTALL CONCRETE PAVEMENT SECTION PER DETAIL 1, SHEET C3.1.
3. PROVIDE AND INSTALL TYPE "A" CONCRETE CURB PER SPOKANE COUNTY STANDARD PLAN A-3.
4. PROVIDE AND INSTALL CONCRETE SIDEWALK PER SPOKANE COUNTY STANDARDS A-1 & DETAIL 7 SHEET C3.1. WIDTH PER SHEET C3.1.
5. PROVIDE AND INSTALL ADA CURB RAMP. SEE SHEET C4.0 FOR ELEVATIONS.
6. PROVIDE AND INSTALL FLUSH CURB ALONG HANDICAP SPACE. SEE GRADING PLAN FOR ELEVATIONS.
7. PROVIDE AND INSTALL STANDARD CONCRETE DRIVEWAY APPROACH PER SPOKANE COUNTY STANDARD PLAN A-7.
8. PAINT 90° PARKING STALLS AS SHOWN. STRIPING SHALL BE 4" SWSL DOUBLE PAINTED PER WSDOT SPECIFICATION, 8-22 PAVEMENT MARKING.
9. PAINT ACCESSIBLE HANDICAP PARKING STALL WITH INTERNATIONAL SYMBOL OF ACCESS AND HC SIGN AT HEAD OF STALL PER IBC STANDARDS. PROVIDE 5' MIN. ACCESS AISLE WITH STRIPING AS SHOWN. SEE DETAIL 2, SHEET C3.1. PAINT ACCESSIBLE HANDICAP PARKING STALL PER SPOKANE COUNTY STANDARDS.
10. STORM DRAINAGE DETENTION POND. SEE STORM DRAINAGE AND POND PLANS, SHEETS C5.0 AND C5.1.
11. PROVIDE AND INSTALL WHEELSTOP PER DETAIL 6, SHEET C3.1.
12. PROVIDE AND INSTALL 17' X 12' DUMPSTER ENCLOSURE WITH 6' HIGH CHAINLINK FENCE AND PRIVACY SLATS. REFER TO ARCHITECTURAL PLANS.
13. BEGIN 1:12 TRANSITION FROM FLUSH CURB TO FULL DEPTH CURB.
14. PROVIDE AND INSTALL TACTILE WARNING STRIP PER DETAIL 3, SHEET C3.1.
15. INNER - OUTER FIRE TRUCK TURN RADI (28' & 50')
16. PROVIDE AND INSTALL ADA CROSSING WITH ADA RAMPS
17. PROVIDE & INSTALL CONDUIT FOR ELECTRIC CAR PARKING STALL WITH APPROPRIATE CHARGING STATION PER WAC CODE 51-50-0429, SECTION 429.2.1. CONTRACTOR TO PULL WIRE FROM BUILDING CONTROL PANEL TO CONDUIT FOR USE. COORDINATE FINAL LOCATION WITH ARCHITECT AND OWNER.
18. PROVIDE & INSTALL CONDUIT FOR ELECTRIC CAR PARKING STALL WITH APPROPRIATE EV-READY PARKING SPACES PER WAC CODE 51-50-0429, SECTION 429.2.1. CONTRACTOR TO PULL WIRE FROM BUILDING CONTROL PANEL TO CONDUIT FOR USE. COORDINATE FINAL LOCATION WITH ARCHITECT AND OWNER.
19. PROVIDE & INSTALL CONDUIT FOR ELECTRIC CAR PARKING STALL WITH APPROPRIATE EV-CAPABLE PARKING SPACES PER WAC CODE 51-50-0429, SECTION 429.2.2. CONTRACTOR TO PULL WIRE FROM BUILDING CONTROL PANEL TO CONDUIT FOR FUTURE USE. COORDINATE FINAL LOCATION WITH ARCHITECT AND OWNER.
20. PROVIDE & INSTALL NO PARKING FIRE LANE SIGN - TYPE INDICATED PER SIGN

NOTE: EACH PARKING AREA WAS CONSIDERED FOR THE 10% EV'S SEPARATELY.

BUILDING A: $9 + 9 + 7 = 25 \rightarrow 25 \times 0.3 \approx 8$
 BUILDING B: $8 + 9 + 11 + 13 + 18 = 59 \rightarrow 59 \times 0.3 \approx 18$

FOR FULL LEGEND SEE SHEET C0.0

	PARKING AREA PAVEMENT
	PCC CONCRETE
	DRAINAGE/POND AREA



SITE PLAN
 SCALE: 1" = 40'

Potential Pylon Signage along I-90

Building Site

