



# MCFARLANE COMMERCE PARK

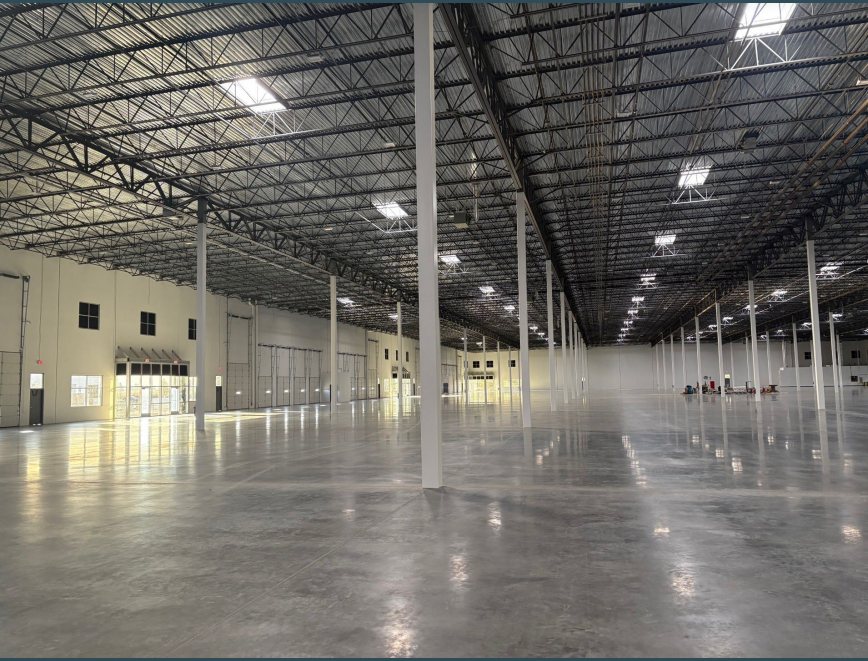


# MCFARLANE BUILDING III












11603 W. McFarlane Road, Spokane, WA 99224

+/- 202,800 SF DIVISIBLE DOWN TO +/- 15,560 SF





## PROPERTY DETAILS

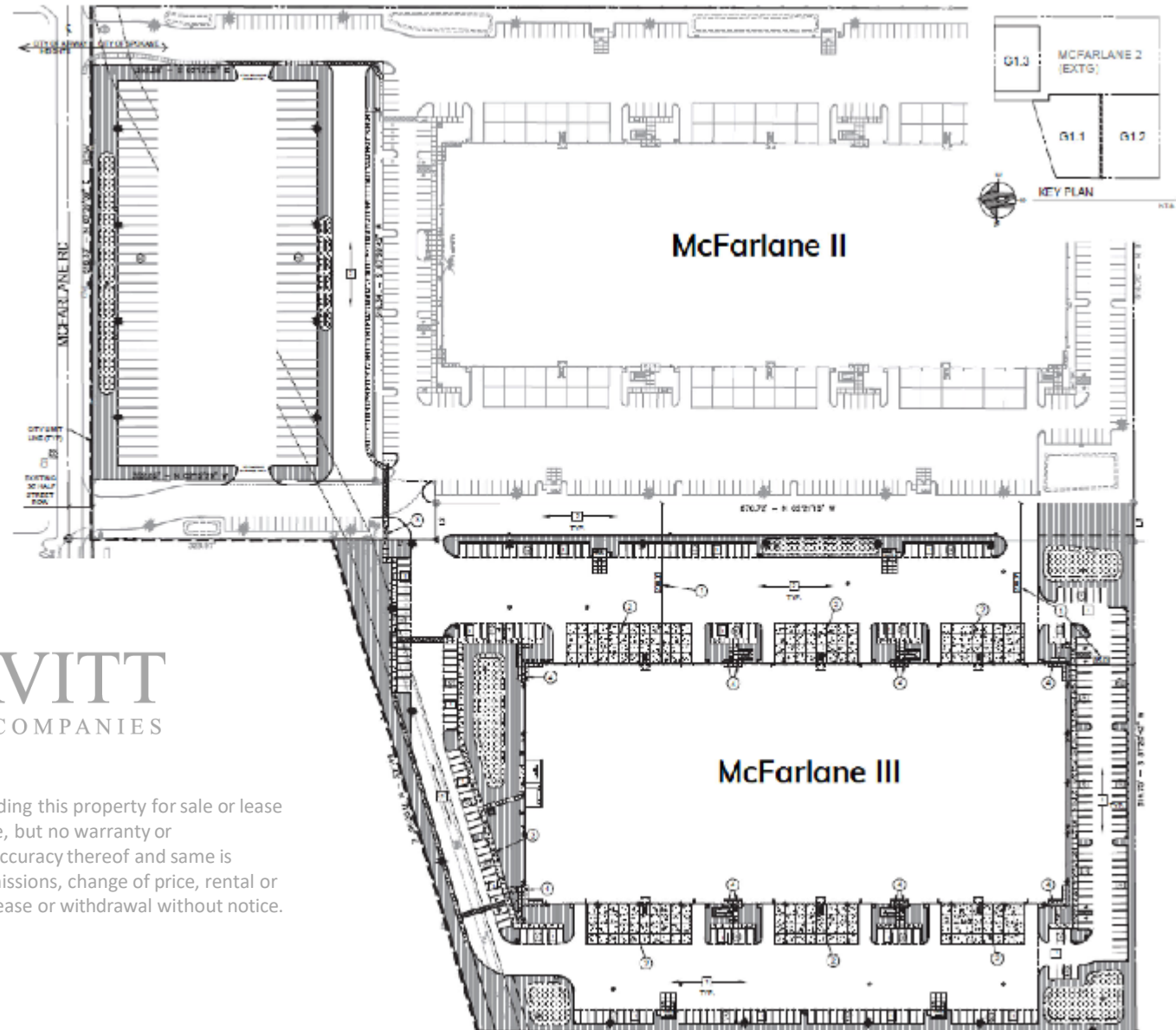
	<b>RATE</b>	Contact Broker
	<b>ZONE</b>	Zoned 12 - Heavy Industrial
	<b>SIZE</b>	+/- 202,800 SF divisible down to +/- 15,560 SF
	<b>AVAILABLE</b>	Now
	<b>LOCATION</b>	Located in a qualified opportunity zone 3 miles from the i-90 Medical Lake interchange
	<b>PARKING</b>	1.5 car parks per 1,000 SF leased
	<b>POWER</b>	480V 3-phase power
	<b>DOORS</b>	48 dock doors   12 grade doors
	<b>SPRINKLERS</b>	ESFR sprinklers
	<b>INTERIOR</b>	Offices built to suit
	<b>EXTERIOR</b>	<ul style="list-style-type: none"> <li>• New concrete-tilt construction</li> <li>• 32' clear height   100'-150' truck courts</li> <li>• Cross-dock capabilities</li> </ul>

*\*Trailer parking/outside storage is not a part of McFarlane 3; it is owned separately but could be available to lease to McFarlane tenants.*



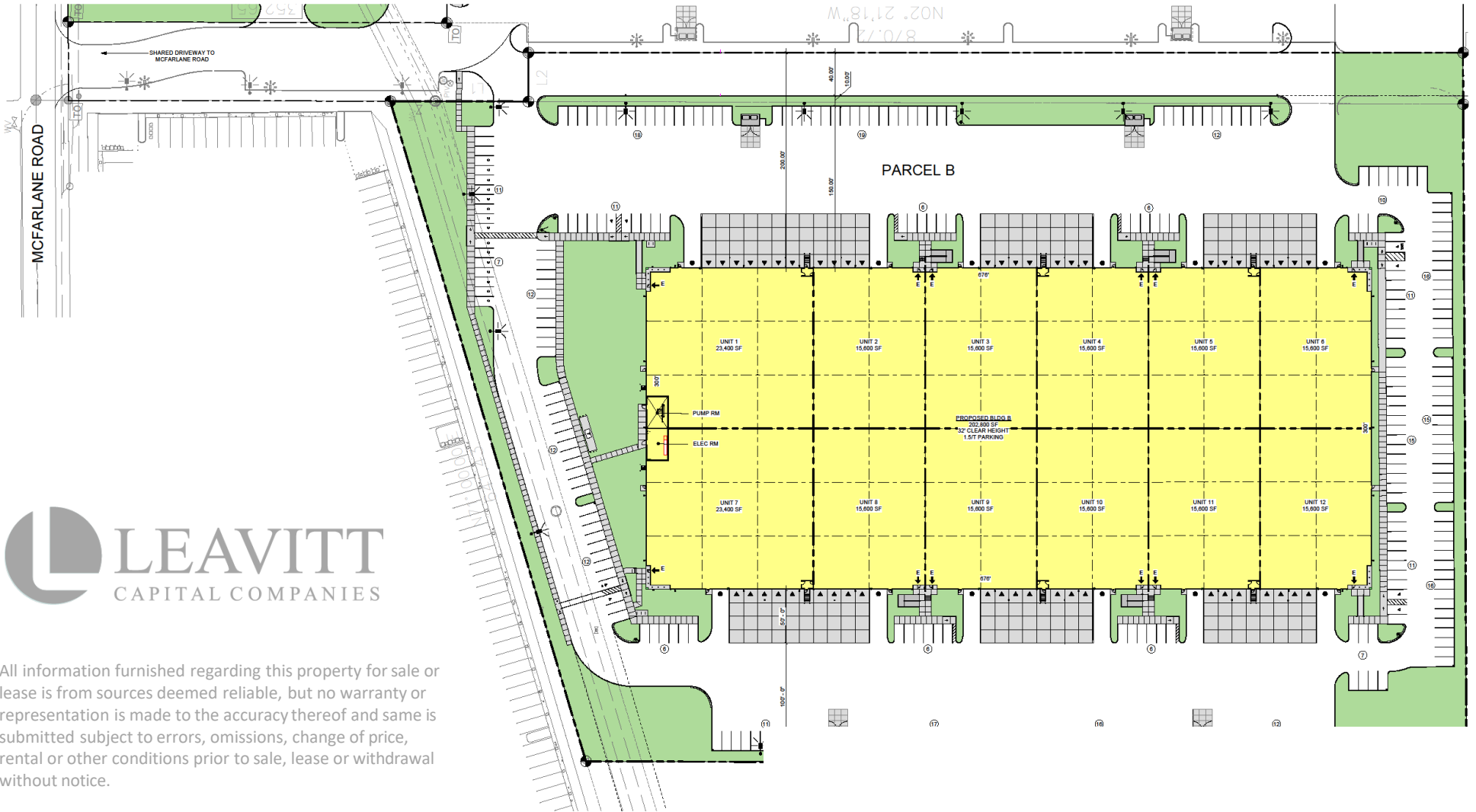
All information furnished regarding this property for sale or lease is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or withdrawal without notice.

PROPOSED SITE PLAN



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PROPOSED FLOOR PLAN



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## AMENITIES PROXIMATE TO MCFARLANE III



### RETAIL/RESTAURANTS

- WALMART SUPERCENTER
- STARBUCKS
- MASSELOW'S STEAKHOUSE
- RIVERBANK TAPHOUSE
- TACO BELL
- DAIRY QUEEN GRILL & CHILL
- DUTCH BROS
- NORTH 40 OUTFITTERS
- RUSTY MOOSE
- EXXON
- MAVERICK ADVENTURE'S FIRST STOP
- LES SCHWAB
- MONGOLIAN FRY
- CHIPOTLE MEXICAN GRILL
- YOKE'S FRESH MARKET
- MCDONALD'S
- KFC
- ZIP'S DRIVE-IN
- SALA THAI RESTAURANT
- SHAMUS'S SANDWICH SHOPPE
- AUTOZONE AUTO PARTS
- NOMNOM
- FATBURGER
- B&B THEATRES

### HOTELS/LODGING

- NORTHERN QUEST RESORT
- STRATFORD SUITES
- ALL SEASONS MOTEL
- HILTON GARDEN INN
- SPOKANE TRIBE RESORT
- RAMADA BY WYNDHAM
- SPRINGHILL SUITES

- COEUR D'ALENE, ID +/- 40 MILES
- MISSOULA, MT +/- 200 MILES
- SEATTLE, WA +/- 275 MILES
- BOISE, ID +/- 400 MILES



**LOCATION INFORMATION**

West McFarlane Business Park is located in the city of Airway Heights less than a mile from US-2. Spokane is a growing industrial hub servicing Eastern Washington, North Idaho, and Western Montana. The property is located east of downtown next to the Spokane International Airport, within the Spokane Qualified Opportunity Zone.