

NEW BUILDING JUST COMPLETED



PLAYFAIR 5 BUILDING

14,000 SF
REMAINING

LOCATION: CLOSE TO DOWNTOWN

- Concrete Tilt-Up Building
- 30' Clear Height
- 75' x 50' Column Spacing
- ESFR Sprinkler System
- LED Efficient Lighting
- Super Insulated Building
- Ample Parking
- **1 Minute** From Future North-South Freeway
- **2 Minutes** To Four Way Intersection On I-90
- **2 Minutes** To East Central Business District
- **6 Minutes** To Downtown Spokane
- **13 Minutes** To Spokane International Airport
- **Two** Class I Railroads On Site

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LOADING DOCKS



OFFICE: Rates To Be Determined
By Tenants Specifications

WHSE: \$0.67/SF/MO

NNN's:

Estimated At 15¢/SF/Month

LOADING:

- 3 Dock High Doors, Additional Available
- Drive-in Grade Level Doors Available

ZONING:

- Heavy Industrial
- Located Within the CEZ Zone
Sales Tax Deferral May Be Available For
Manufacturing Construction

POWER:

- 480V 3 Phase Power

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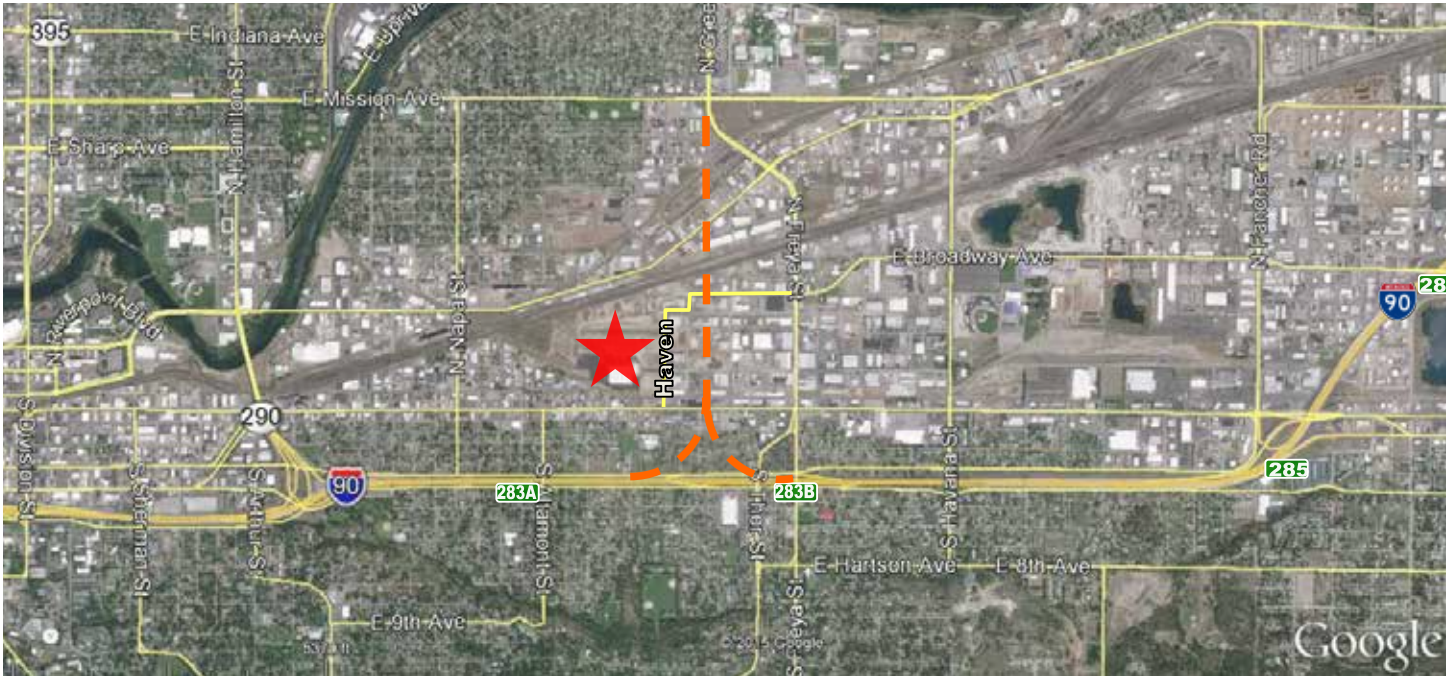
PHOTOS



Total Available: 14,000 SF
Building Size: 52,500 SF
Land Area: 198,730 SF
Acreage: 4.56

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AERIAL MAP



Future North / South Freeway

THE BENEFITS OF PLAYFAIR

DID YOU KNOW...

TOP 100 Metropolitan Statistical Area (MSA)

TOP 75 Combined Statistical Area (CSA)

NEW ROADS AND INFRASTRUCTURE

Streets are extra wide with street lights, sidewalks and landscaping on both sides.

POWER All parcels have 13,200 V power underground.

**Most Conveniently Located
Industrial / Business Park**

UTILITIES Extra large water, sewer, gas lines installed to all lots.

WEATHER Playfair is located at lower elevation than all other large parks in Spokane County, assuring the least snow and ice.

FERRY/ALTAMONT CONNECTION

New Ferry/Altamont connection to I-90 in the works.