



# Spokane International Airport

GEG – GENERATING ECONOMIC GROWTH



## **SPOKANE INTERNATIONAL AIRPORT The Perfect Location to Land**

### **Strategically Located**

Relocate or establish your corporate office, warehouse, data processing, freight distribution or other business interest in one of Spokane International Airport's nine development areas:

Air Cargo

Aircraft Maintenance

Airport Business Park

Airport Business Park-Industrial

Airport Drive

Commercial Aviation

Corporate & General

Aviation Hangar Development

Large Parcels

Tech Park

Our location provides easy access to corporate hangars, commercial flights, private charters and air cargo facilities without traffic congestion. Spokane's Central Business District is only six minutes from the Airport traveling on Interstate 90.

The Airport is designated as a Foreign-Trade Zone (FTZ No. 224), zoned light industrial, part of the Port of Entry with U.S. Customs and Border Services, protected by Airport Police and served by the Airport Fire Department. The U.S. Postal Service's 362,000 sq. ft. Regional Distribution Center is located within the Airport Business Park.

### **Tailor Building Specifications With Build-To-Suit**

Undeveloped property and building sites are available for lease throughout designated commercial real estate areas. Build-To-Suit can improve work site design and functionality. Third party developments are welcome. The Airport, your company or a third party developer can build and manage new construction.

### **Available Prime Real Estate**

Sixty acres of airfield real estate available to Air Cargo operations and related businesses. Location provides easy Interstate access.

### **Contact:**

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# AVAILABLE LAND FOR LEASE

## AIR CARGO



### Leasing Benefits:

- Flexibility for future expansion
- Conserve capital
- 100% operation expense write-off
- Focus business capital on business growth
- No cash outlay for property/building purchase

### Location Benefits:

- 24-hour operations
- All weather capacity Category III Instrument Landing System on Runway 03/21
- 13-acre aircraft parking stressed to accommodate wide-body aircraft
- Direct aircraft-to-terminal loading
- Consolidation and distribution point for air cargo and trucking shipments by national carriers
- Prime location -- Interstate and Highway access without traffic congestion

### Location Features:

- Located twenty-five miles west of the Washington/Idaho border and 110 miles south of the U.S./Canadian border
- Spokane International Airport annually serves over 3.4 million passengers
- Ten airlines provide travelers with over 150 daily flights with direct flights to more than 14 cities
- The Airport's annual economic impact totals \$900 million
- Spokane offers a significant advantage for companies to bypass congestion and the high costs associated with other Northwest airports
- Available land to consolidate corporate offices, warehouse, data processing and shipping/receiving in one location
- Six minutes from Spokane Central Business District
- Low-cost living and residential housing
- Average commute time of only 22 minutes

# AVAILABLE LAND FOR LEASE

## AIR CARGO

### GENERAL INFORMATION

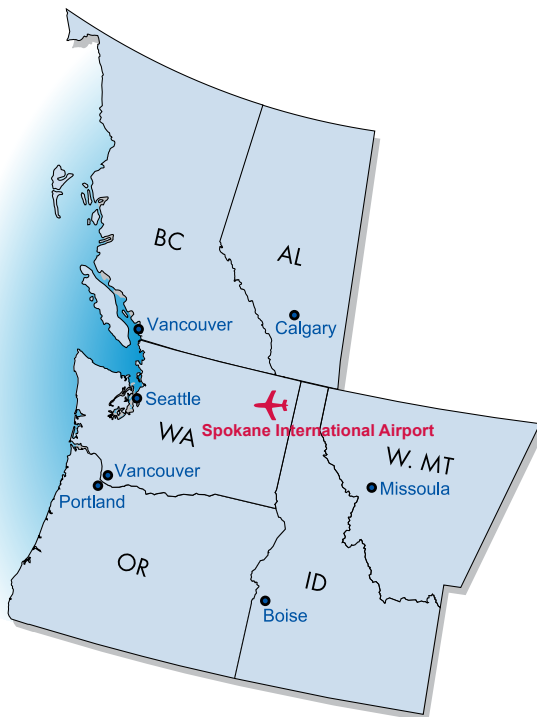
Site: 60 acres  
Address: Spokane, WA  
County: Spokane  
Within City Limits: No  
Industrial Park: Airport Business Park  
Zoning: I-2  
Foreign-Trade Zone: FTZ No. 224

### SITE INFORMATION

Acreage: 60  
Predominate Terrain: Generally flat  
Building Permit: Spokane County  
Environmental Check: Airport lead agency  
SEPA process  
Stormwater Management: Tenant on-site treatment and disposal  
Noise: All high decibel noise concerns are contained within the Airport boundaries; allows airlines to perform engine run-ups and other high noise activities 24/7  
Contiguous Acreage for Development: Yes  
Telecommunications: Qwest, XO, Time Warner, 180 Communications and Columbia Fiber  
Land Lease Price: \$0.15 per sq. ft. per annum  
Aircraft Parking Rate: \$0.15 per sq. ft. per annum  
Quote Date: 2009 rates subject to change  
New Structures: Follow the current International Building Code  
Seismic Zone: Seismic Design Category C  
Security: Protected by Airport Police

### SITE LOCATION

Spokane serves as the business, transportation, medical, educational, industrial and cultural hub of the Inland Northwest. This 80,000 square mile region encompasses Eastern Washington, Northern Idaho, Western Montana, Northeastern Oregon and parts of Alberta and British Columbia, Canada.



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## TRANSPORTATION

### Interstate 90

East/West      4-6 lanes      Seattle, WA-  
Boston, MA

### US-195

North/South      2-4 lanes      Pullman, WA-  
Lewiston, ID

### US-395

North/South      2-6 lanes      Canadian Border-  
Richland, WA

### US-2

East/West      2-4 lanes      Sandpoint, ID-  
Everett, WA

Rail:      12 miles east of Airport;  
served by both mainline  
Union Pacific and Burlington  
Northern/Santa Fe railroads;  
direct lines for east-west  
travel from Seattle to  
Chicago

Spur:      Burlington Northern/  
Santa Fe

Fueling:      Pacific Pride within  
Airport Business Park;  
Flying J Truck Stop located  
adjacent to Business Park  
entrance on Geiger Blvd

Air Carriers:      Alaska Airlines  
Delta Air Lines  
ExpressJet  
Frontier Airlines  
Horizon Air  
Northwest Airlines  
SkyWest Airlines  
Southwest Airlines  
United Airlines  
US Airways

Cargo Service:      DHL  
FedEx  
UPS

Seaport:      Everett, WA:      295 miles  
Pasco, WA:      130.5 miles  
Seattle, WA:      274.9 miles

## UTILITIES

Natural Gas:      Avista Utilities  
Size Main:      Infrastructure to be developed

Water:      City of Spokane  
Size Main:      Infrastructure to be developed

Sewer:      City of Spokane  
Size Main:      Infrastructure to be developed

Electrical:      Avista Utilities

Telecommunication:      Infrastructure to be developed

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## AIRPORT BENEFITS

- Air cargo service by combination passenger/cargo belly carriers, integrator/express and small air taxi
- By pass high landing fees and air congestion
- 60-acre cargo complex with 13-acre aircraft ramp to accommodate joint use or single use cargo facilities
- Service for all types of aircraft; fueling capable of large loads of 30,000 gallons per turn
- State of the art navigational and landing system allowing for low-visibility approaches and departures
- 24-hour operations with no curfews
- More than 30 motor freight, including well-known national carries, operate from the Spokane region
- 271' Air Traffic Control Tower
- Port of Entry, on-site U.S. Customs Service
- Spokane International Airport has invested \$97,000,000 in capital projects within the last five years

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## CONTACT INFORMATION

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