



# 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

Seven acres of airfield real estate available to Commercial Aviation and related businesses. Location provides easy Interstate access.

### Contact:

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# AVAILABLE LAND FOR LEASE

## COMMERCIAL AVIATION



### Lease 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:

- Part 139 Class I Certificated Airport
- Available services for itinerant and charter aircraft with easy runway and taxiway access
- Two airfield Fixed Base Operators (FBO's) combined services:
  - FAA certified repair station
  - Baggage handling
  - Heated/non-heated hangars
  - Bus and security arrangements
  - Ground handling services
  - U.S. Customs cleared ramp side
  - Ground Power Unit (GPU) & Oxygen
  - Towing/tugs
  - Remote parking
  - Pilot/passenger lounge
  - On-site rental cars
  - Pilot supplies
  - Flight planning room

### 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 by pass 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
- Low-cost living and residential housing
- Average commute time of only 22 minutes

# AVAILABLE LAND FOR LEASE

## COMMERCIAL AVIATION

### GENERAL INFORMATION

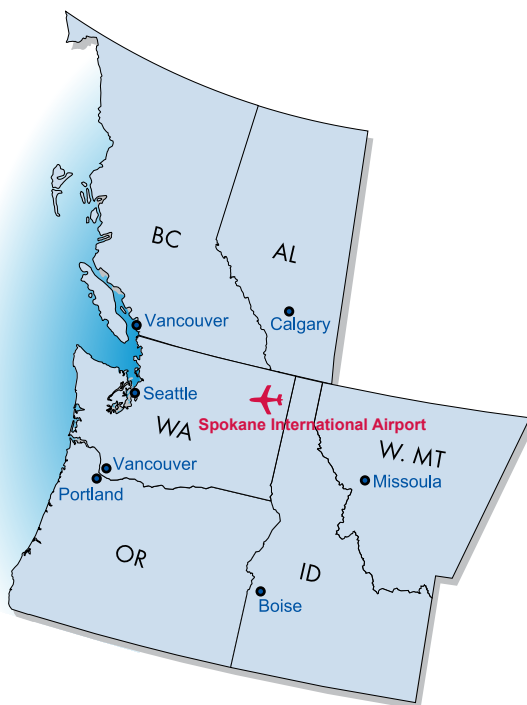
Site:	16 acres
Address:	Spokane, WA
County:	Spokane
Within City Limits:	No
Industrial Park:	Airport Business Park
Zoning:	I-2
Foreign-Trade Zone:	FTZ No. 224

### SITE INFORMATION

Acreage:	7
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:	\$0.22 per sq. ft. per annum
Aircraft Parking Rate:	\$0.15 per sq. ft. per annum
Quote Date:	2009 <i>rates subject to change</i>
New Structures:	Follow the current International Building Code
Seismic Zone:	Seismic Design Catagory 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, 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

- By pass high landing fees and air congestion
  - 24-hour operations with no curfews
  - 271' Air Traffic Control Tower
  - State of the art Category III Instrument Landing System
  - Taxi lanes for corporate and general aviation hangar
  - Port of Entry, on-site U.S. Customs Service
  - Ground service, cargo warehousing, deicing, charter, lavatory service, flight training and fueling
  - U.S. Postal Service Regional Distribution Center less than two miles from site within Airport Business Park
  - Over \$97,000,000 in capital projects within last 5 years
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## CONTACT INFORMATION

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