



# 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                        | Commercial Aviation         |
| Aircraft Maintenance             | Corporate & General         |
| Airport Business Park            | Aviation Hangar Development |
| Airport Business Park-Industrial | Large Parcels               |
| Airport Drive                    | 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**

Thirty-one acres of airfield real estate with no congestion or runway curfews.

### **Contact:**

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# AVAILABLE LAND FOR LEASE

## AIRCRAFT MAINTENANCE



### 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:

- Home to five Federal Aviation Administration (FAA) Certified repair stations and one European Aviation Safety Agency (EASA) repair facility. Tenants include aircraft maintenance and development as well as avionics sales and installation
- Aerospace suppliers and service companies remanufacture a wide variety of parts and supplies to world-wide markets
- Located at convergence point to three main electrical transmission lines allowing for constant and reliable power
- No curfews or air congestion
- Reliable workforce among the most productive in nation

### Regional Aerospace Benefits:

- Inland Northwest Aerospace Consortium (INWAC) members include over 35 OEM's and aftermarket providers. These companies possess ISO, ASA and NADCAP compliance certification
- Universities offering undergraduate/graduate engineering, computer science and flight technology degrees
- Home to Washington State's second largest community college district
- FAA-Approved Aviation Maintenance Programs are located at Spokane Community College, Moses Lake's Big Bend Community College and Fairchild Air Force Base's Embry Riddle Aeronautical University
- Spokane Falls Community College and the University of North Dakota's Center for Aerospace Sciences offer students world-class aviation training
- Inland Northwest Aerospace consortium website: [www.inwac.com](http://www.inwac.com)

# AVAILABLE LAND FOR LEASE

## AIRCRAFT MAINTENANCE

### GENERAL INFORMATION

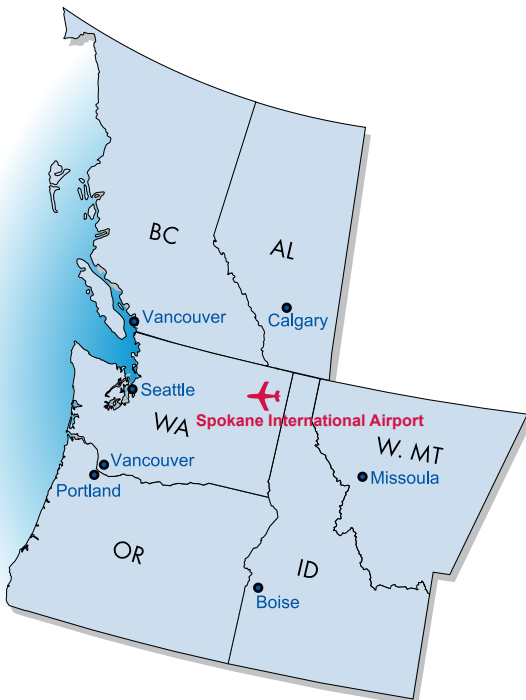
Site:	31 acres
Address:	Spokane, WA
County:	Spokane
Within City Limits:	No
Industrial Park:	Airport Business Park
Zoning:	I-2
Foreign-Trade Zone:	FTZ No. 224

### SITE INFORMATION

Acreage:	31
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 runway curfews
- 271' Air Traffic Control Tower
- Immediate freeway access and nation's second-rated city for commute time
- Abundant aircraft ramp space
- Dedicated, experienced and productive workforce
- Six minutes from Spokane Central Business District
- Over 30 regional equipment manufacturers providing after-market components for the aerospace industry

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## CONTACT INFORMATION

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