



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

The Spokane International Airport property and building site options.

- | | |
|-----------------------|-----------|
| Airport Business Park | 510 acres |
| Airport Drive | 104 acres |
| Large Parcels | 402 acres |

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AVAILABLE LAND FOR LEASE

LARGE PARCELS



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:

- Passenger terminal within seven minutes of Airport Business Park's east side location
- Located on the convergence point of three main electrical transmission lines allowing for constant and reliable power
- Infrastructure on site includes power, fiber optics, sewer, water and natural gas

Regional Benefits:

- Median home price \$172,000, 22 minute average commute and low energy prices
- Over 65,000 students enrolled in higher education and training institutions including, Washington State University, Eastern Washington University, the Community Colleges of Spokane as well as private universities

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
- For distribution, Spokane serves the Inland Northwest markets with access to the Seattle Metro area, Northern California and Intermountain regions including Denver and Salt Lake City (Distribution)
- 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, warehousing, data processing and shipping/receiving in one location
- Low-cost living and residential housing

AVAILABLE LAND FOR LEASE

AIRPORT BUSINESS PARK, AIRPORT DRIVE, LARGE PARCELS

GENERAL INFORMATION

Site:	Multiple 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 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.



SITE INFORMATION

Acreage:	Multiple
Predominate Terrain:	Generally flat
Building Permit:	Spokane County
Environmental Check:	Airport lead agency SEPA process
Stormwater Management:	Tenant on-site treatment 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:	
Airport Business Park	\$0.10 - \$0.15 per sq. ft. per annum <i>Depending upon acreage size and property location</i>
Airport Drive Access	\$0.15 - \$0.21 per sq. ft. per annum
Large Parcels-West	\$0.03 - \$0.05 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

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 - immediately
adjacent to Large Parcels

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

AIRPORT BENEFITS

- By pass high landing fees and air congestion
 - Consolidation and distribution point for air cargo and truck shipments
 - 271' Air Traffic Control Tower
 - Port of Entry, on-site U.S. Customs Service
 - Six minutes from Spokane Central Business District
 - U. S. Postal Service Regional Distribution Center less than two miles from site within Airport Business Park
 - 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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