

# LOT SIZES RANGING FROM 1 ACRE TO 11.48 ACRES



## ESMERALDA COMMERCE PARK

**FREYA ST & GARLAND AVE  
SPOKANE, WA 99207**

**11 LOTS AVAILABLE**

### Features

New 40' Wide Roads

Wide Sidewalks & Landscaping

Ample Lighting

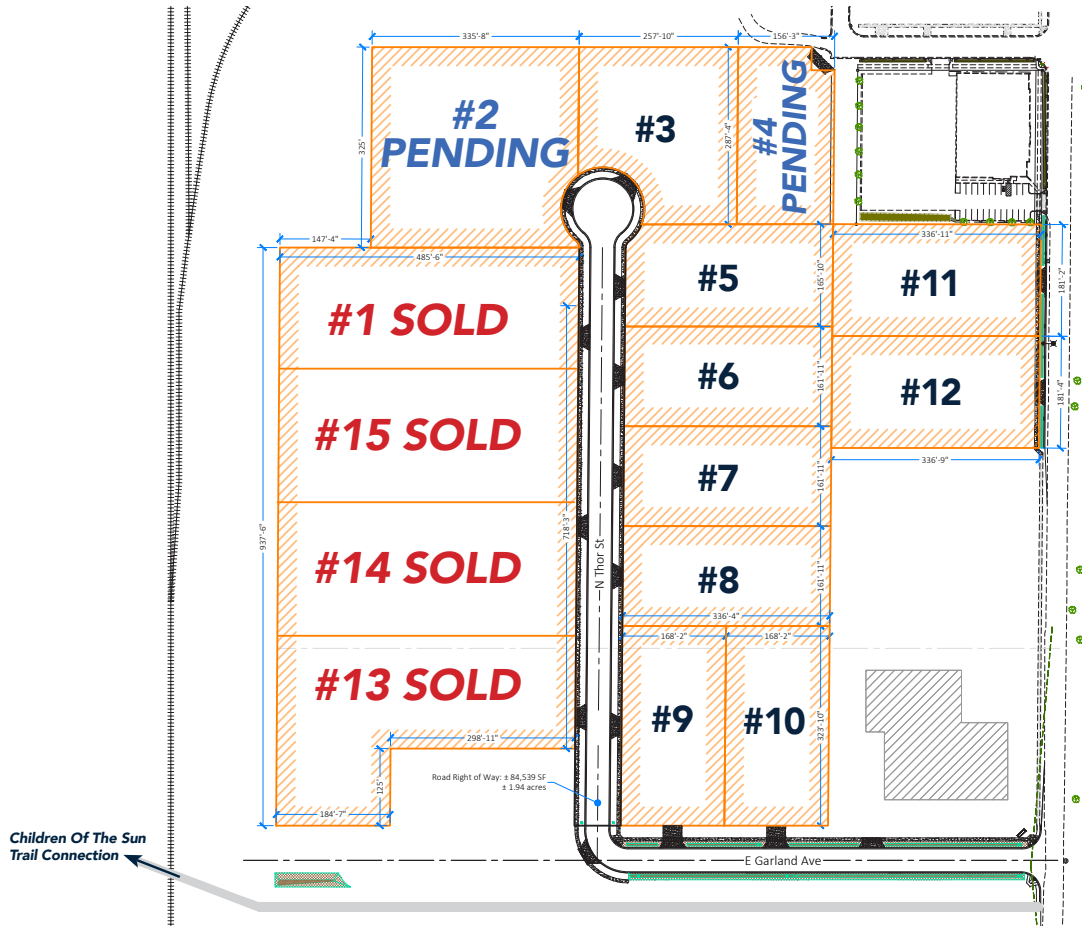
Available Utilities To Parcels

- Sewer
- Water
- Electric
- Communication
- Gas

**OPEN  
LISTING  
FOR ALL  
BROKERS**

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## FLOOR PLAN



### Available Property Details (Lots Can Be Combined)

- |                                               |                                     |
|-----------------------------------------------|-------------------------------------|
| Lot #2: ± 108,386 SF   ± 2.49 acres - PENDING | Lot #8: ± 54,726 SF   ± 1.26 acres  |
| Lot #3: ± 66,201 SF   ± 1.53 acres            | Lot #9: ± 54,969 SF   ± 1.26 acres  |
| Lot #4: ± 44,985 SF   ± 1.03 acres - PENDING  | Lot #10: ± 54,672 SF   ± 1.26 acres |
| Lot #5: ± 54,650 SF   ± 1.25 acres            | Lot #11: ± 61,062 SF   ± 1.40 acres |
| Lot #6: ± 54,781 SF   ± 1.26 acres            | Lot #12: ± 61,043 SF   ± 1.40 acres |
| Lot #7: ± 54,753 SF   ± 1.26 acres            |                                     |

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## IMAGES



### Features

- 10 minutes from Interstate 90
- 15 minutes to North Division "Y"
- 15 minutes to Downtown Spokane
- 20 minutes to Spokane International Airport

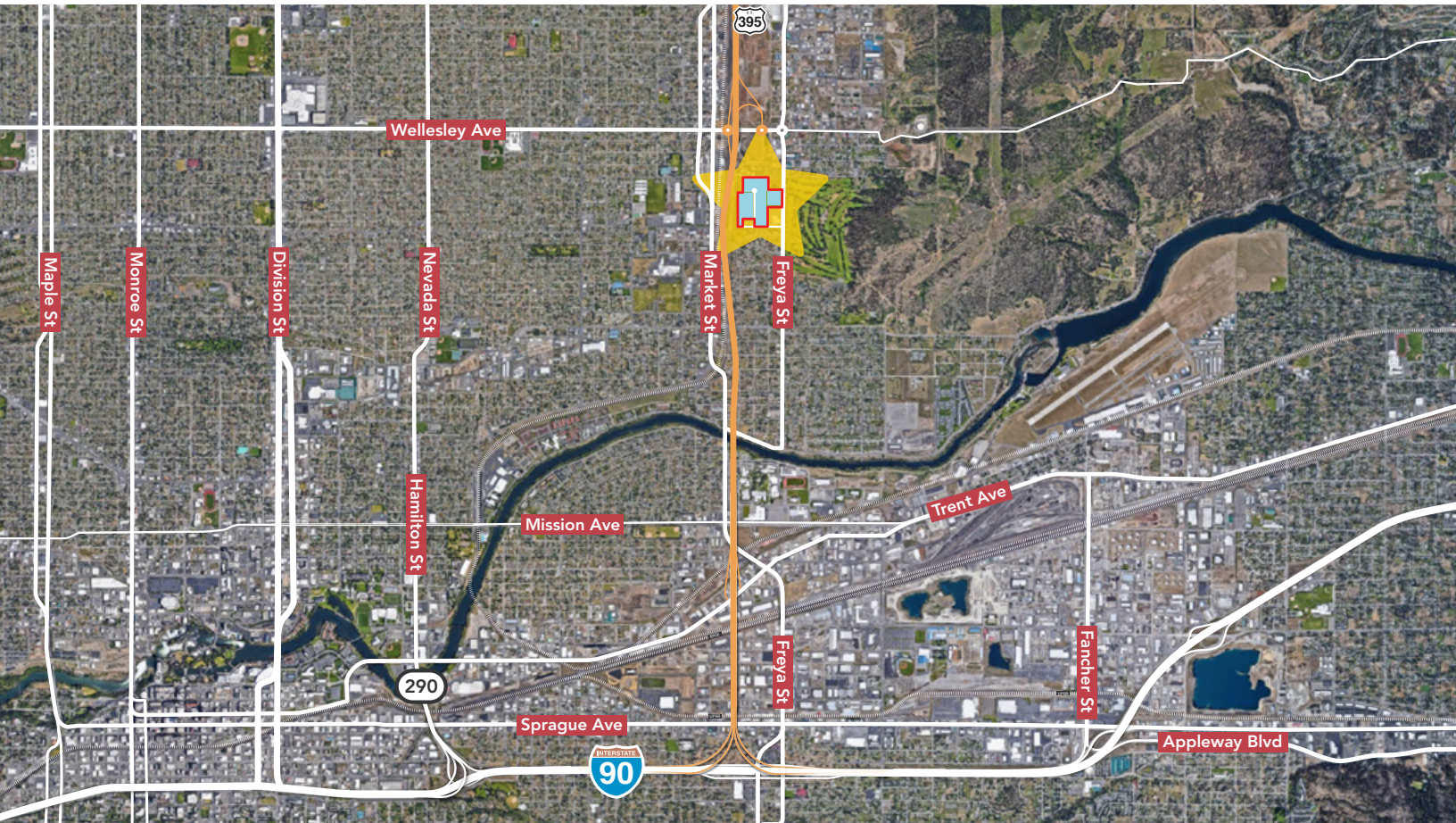
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## IMAGES



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## MAP



 — Future US 395 - North Spokane Corridor

## THE BENEFITS OF ESMERALDA

### DID YOU KNOW...

TOP 100 Metropolitan Statistical Area (MSA)

TOP 75 Combined Statistical Area (CSA)

### NEW ROADS AND INFRASTRUCTURE

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

**POWER** All parcels have 480V 3 Phase power underground.

**UTILITIES** Water, sewer, gas lines Available to all lots.

