

LOT SIZES RANGING FROM 1.25 ACRE TO 14.37 ACRES



ESMERALDA COMMERCE PARK

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

10 LOTS AVAILABLE

Features

New 40' Wide Roads

Wide Sidewalks & Landscaping

Ample Lighting

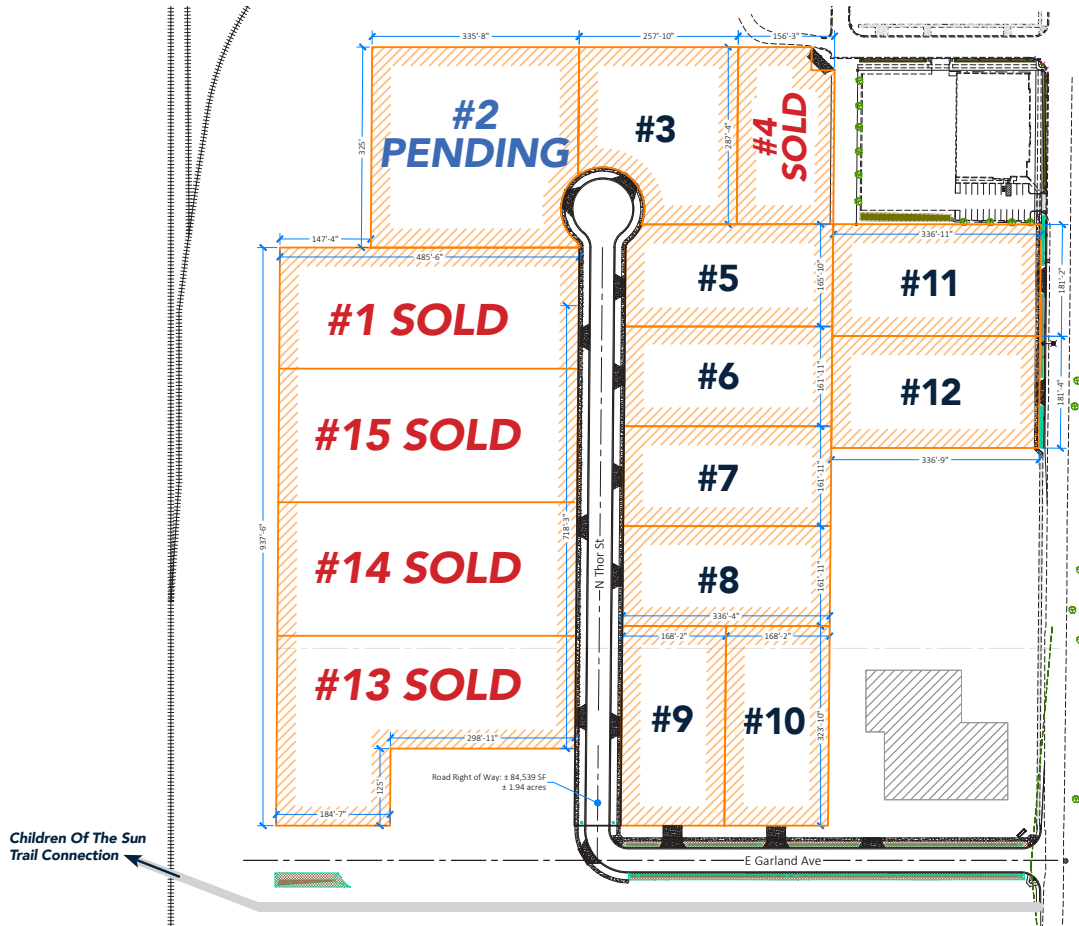
Available Utilities To Parcels

- 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 #5: ± 54,650 SF ± 1.25 acres	Lot #10: ± 54,672 SF ± 1.26 acres
Lot #6: ± 54,781 SF ± 1.26 acres	Lot #11: ± 61,062 SF ± 1.40 acres
Lot #7: ± 54,753 SF ± 1.26 acres	Lot #12: ± 61,043 SF ± 1.40 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

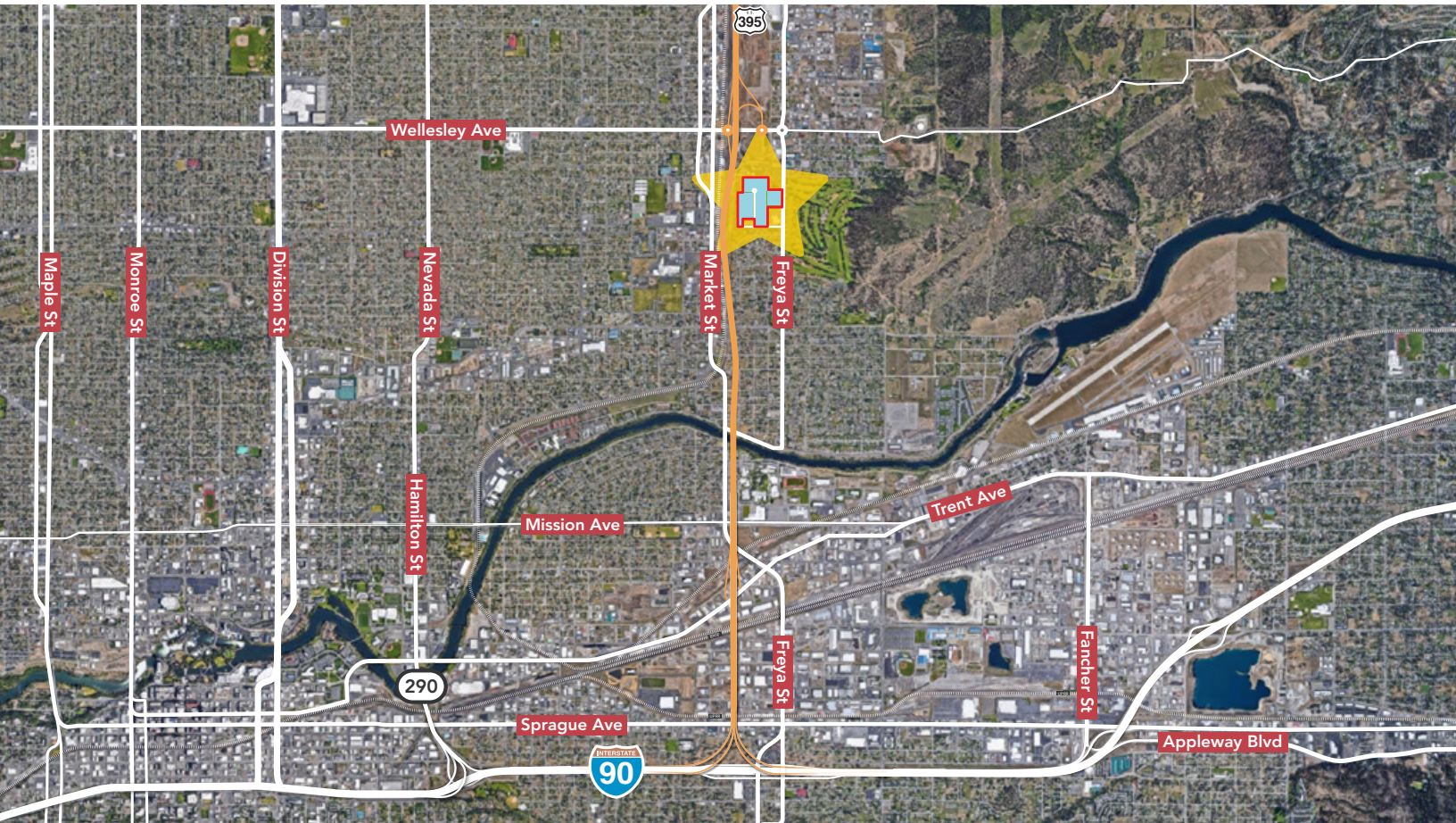
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IMAGES



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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.

