

Cheney Industrial & Commerce Park

- 34 lots (0.5 acres & up)
- All lots fully serviced
- High speed fiber optic
- Low electricity rates
- BNSF & UP rail nearby
- 20 min. from Spokane Int'l. Airport
- SEPA Complete
- SBA HUBZone

Cheney Industrial & Commerce Park

Full Service. Smaller City. BIG Possibility



Long term stability,
high-tech infrastructure,
and room to grow.

www.cityofcheney.org/220/industrial-commerce-park

What is the CICP?

The Cheney Industrial and Commerce Park is a technologically advanced business park which looks to serve the growing needs of the high tech and manufacturing industries in Eastern Washington. Located a short distance from Spokane, the CICP is in a key location to take advantage of recent major industrial expansions near the Spokane International Airport. Situated on 35 acres within the city limits of Cheney, WA, the CICP features varying lot sizes from a half of an acre to nearly 6.5 acres. The flexibility and options available at the CICP offer possibilities for businesses at any stage of development.



The Cheney Industrial & Commerce Park

Contact

Brett Lucas, City Planner
509-498-9221
blucas@cityofcheney.org

Who's in Cheney?

Manufacturing

- AllPak Trojan– Packaging materials
- Haakon Industries– HVAC Equipment

High Tech

- Cascadia Video Products– Cameras/DVRs
- WA Digital Archives– Digital storage

Eastern Washington University

- 12,130 students
- 2,000+ employees
- Computer Science– (M.S. & B.S.)
- Electrical Engineering– (B.S.)
- Mechanical Engineering– (B.S.)
- Web Design– (B.S.)

Residents

- Population 11,880
- Approx. Daytime Population..... 25,000
- B.S. or higher 43.9%
- Graduate Degrees..... 13.2%
- Age 0-24..... 63%
- Age 25-54..... 24%
- Age 55+ 13%



Cheney Community Development

Phone: 509-498-9221
Fax: 509-498-9249
www.cityofcheney.org

BIG Possibility

Regional manufacturing is growing across the greater Spokane market, and the West Plains area between Spokane and Cheney has seen considerable growth. Caterpillar Inc. is one of the latest to recognize the advantages of the area with construction of a \$37 million, 500,000 square foot parts distribution center.

The aerospace industry is one growing manufacturing sector that's well represented in the region. More than 60 manufacturers, suppliers, distributors, and service organizations provide products to the industry. With a diversified service and product base, regional aerospace businesses are thriving.

Tapping into the well diversified supply and service chain of the greater Spokane region, and utilizing the major resource of Eastern Washington University's high tech and engineering programs, Cheney has the ability to support and grow new businesses in this burgeoning regional industry.

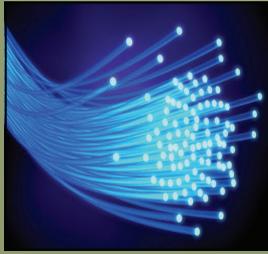


Spokane International Airport and Fairchild Air Force Base are located 20 min. from Cheney.

Full Service

The Cheney Industrial and Commerce Park (CICP) has streets and sidewalks fully developed and ready for access, but underneath the streets is where the real potential of the CICP lies. All water, sewer, and electrical services are fully installed and ready for extension to a development. The CICP also has high speed fiber optic lines extending to each lot.

The CICP is the region's first "shovel ready" site certified by Greater Spokane Incorporated.



Cheap Electricity

The Cheney Industrial and Commerce Park (CICP) boasts an extremely reliable power supply while featuring some of the lowest rates in the Northwest. The Cheney Light Department is a municipal power provider with a goal to keep prices low for all segments of energy consumers; from residential customers to large-scale commercial developments. The redundant power system also allows the City of Cheney Light Department to perform necessary maintenance work on the system without causing outages. The redundancy of the Cheney power system means fewer and shorter outages, which translates into less downtime and fewer delays.

Smaller City

Cheney has a better labor market than almost any city its size because of its proximity to the population hub of Spokane, its low cost of living, and its status as the home of Eastern Washington University. The young, highly educated labor pool in and around Cheney offers an amazing deal for any employer.

Almost 45% of Cheney residents hold at least a bachelor's degree, which far out-paces the rest of the state at 31%.



Courtesy: EWU

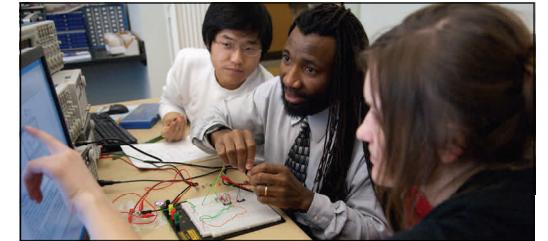
Cheney not only offers an expansive pool of young college graduates, but also an unending supply of college students looking for relevant experience in their fields of study. Low-cost internship opportunities can easily be formed in any of the degree programs offered at EWU. Whether it's performing a major project or just adding some extra help, EWU interns bring the latest knowledge of current practices in their fields.

What They're Saying

"We tap into EWU for interns all the time, and quite often they work out so well that we end up hiring them right out of school."

**- Harold Stoehr
Administrator, WA Digital Archives**

Higher Ed.



Courtesy: EWU

The proximity of Eastern Washington University's Engineering and Computer Science programs puts local high tech and manufacturing companies in a highly advantageous position. Not only do local companies have direct access to highly qualified graduates, but EWU's commitment to providing practical, real-world internships allows local firms to take advantage of the highly specialized skills of EWU students on a part-time, or project-focused basis.

Skills You Need

Several regional community colleges also offer training for your specific needs, including:

- Aviation Maintenance
- Avionics Maintenance
- Electronics Manufacturing
- Communications Technology