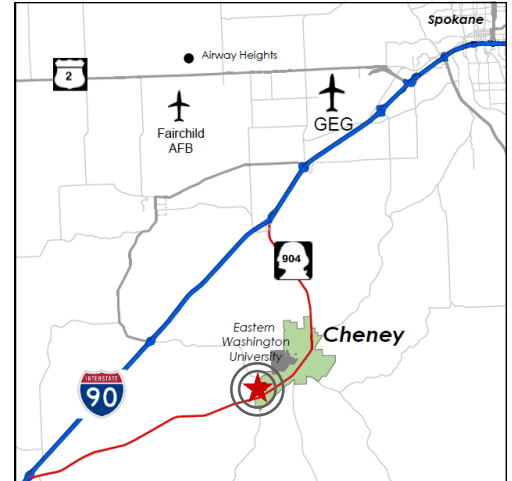
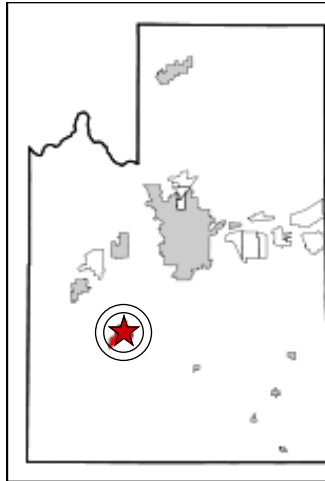
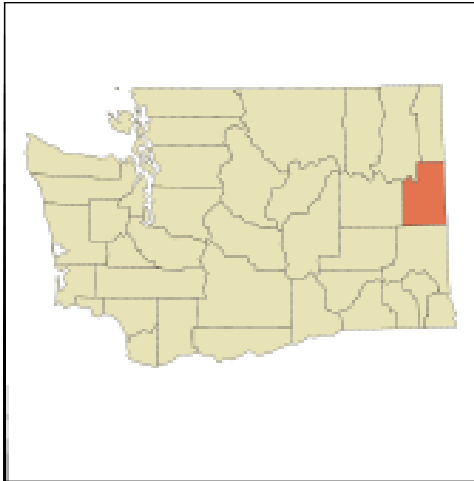


CHENEY INDUSTRIAL & COMMERCE PARK

Greater Spokane Incorporated's Certified Site Program identifies appropriate sites for attracting new and expanding businesses to Spokane County. CB Richard Ellis has conducted an independent evaluation of the Cheney Industrial and Commerce Park and certifies this site is ready for development.



CERTIFIED SITE PROPERTY DESCRIPTION

CHENEY INDUSTRIAL AND COMMERCE PARK CHENEY, WA 99004 - SPOKANE COUNTY

The Cheney Industrial and Commerce Park (CICP) is a technologically advanced business park which will serve the growing needs of high tech and aerospace manufacturing industries in Eastern Washington. Situated on 38 acres within the city limits of Cheney, WA, the CICP is ready for your project with high speed fiber optics and all other utilities fully installed. All SEPA approvals are in place for conforming buildings. The options available at the CICP provide great flexibility for businesses at any stage of development.

Learn more at www.cityofcheney.org/220/industrial-commerce-park.

TOTAL PARK ACREAGE	38 ACRES
PHASE I & PHASE II ENVIRONMENTAL COMPLETED	YES, 2006
WETLANDS DELINIATION	WETLANDS DELINEATED AND MITIGATED
ENDANGERED SPECIES	NONE PRESENT JUNE 2009
PERCENT OF SITE IN 100 YEAR FLOOD PLAIN	NONE
ARCHEOLOGICAL	NO HISTORIC OR TRIBAL SITES LOCATED IN PARK AREA
SUBSURFACE GEOTECH INVESTIGATION	4 BORINGS AND 7 TEST PITS



PARK DATA

ADJACENT BUSINESSES INCLUDE

Allpak-Trojan Litho— Package Design and Printing
Cheney Free Press— Newspaper Publishing and Printing

INFRASTRUCTURE

Internet/Phone Connectivity

CenturyLink.....96 strands in each high speed fiber optic line, 1.5MB DSL presently, 25MB DSL in the near future, up to 1,000 dedicated internet access connections, Layer 2 Ethernet, Adtran, ShoreTel, Cisco, and Avaya phone system available.

Power

Cheney Light Department.....an average of 18 Megawatts, with a max of 25-26 Megawatts in 2017.

Natural Gas

Avista Utilities.....2” PE mains with 3/4” service lines to each parcel. Main will be upgraded to a larger diameter when demand calls for it.

Water

Cheney Water Department.....8” lines service each parcel, leading to a 12” main line under Fred Johns Way. Fire hydrants have been installed and have access to the City’s five water reservoirs totaling 4.2 million gallons.

Sewer

Cheney Wastewater Department.....6” lines service each parcel, leading to an 8” main line under Fred Johns Way.

TRANSPORTATION CORRIDORS

Interstate

I-90 (East).....5 Miles east
I-90 (West).....9 Miles west

Highway

State Route 904.....Direct Access

Airport

Spokane International Airport (GEG).....12 Miles (15 minutes)

CHENEY

DEMOGRAPHICS

Population	Median Age
11,880	22.3

SPOKANE COUNTY

EMPLOYMENT DATA*

Civilian Labor Force.....	231,040
Unemployed.....	19,790
Unemployment Rate.....	8.6%
Employed.....	211,250

*Source: Washington State Employment Security Department, Labor Market and Economic Analysis Branch.

CONTACT

INFORMATION

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