ARGER®
Real Estate, Inc.

Moon Rock
Grove Road Mining Pit

For Sale

7909 S. Grove Road
Spokane, WA 99224

Gene Arger, Broker G. Arger Co. Real Estate Inc.
(509) 926-5311 office * (509) 844-8814 cell * ggarger@argerco.com * www.argerco.com

ARGER®
Real Estate, Inc.

Table of Contents

- OFFERING
- SITE OVERVIEW
- WAREHOUSE OVERVIEW
- ADDITIONAL FEATURES
- PICTURES
- MAPS
- BROKERAGE

Moon Rock Grove Road Mining Pit

ARGER®
Real Estate, Inc.

Offering

7909 S. Grove Road Mining Pit

FOR SALE PRICE: $5,250,000.00

TERMS: ALL CASH AT CLOSING OR

SELLER WOULD POTENTIALLY

CONSIDER OWNER FINANCING

ARGER®
Real Estate, Inc.

Site Overview

Grove Road Pit has a combination of a glacier deposit with sand, gravel and solid basalt rock.

- **Lot Size: 70 Acres +/- of Mining Land (3,049,200 Square Feet +/-)**
- **Parcel #'s: 24103.9009, 24103.9010, 24152.9035**
- **Supply: 15 Million Tons of product**
- **50 years of reserves (300,000) tons a year**
- **Included processed material in stock piles are as follows: Crushed Surfacing Base Course, Crush Surfacing Top Course, Crush Asphalt, Ballast, Pipe Bedding, 3" Structural Fill, Sand, Drain Rock, Rip Rap, FAA Materials and Top Soil. Current ton quantity upon request.**
- **Currently Mined to 30' deep**
- **Zoning: Mineral Land (ML) per Spokane County**
- **Mining Permit, Washington State Pit # C269**
- **WSDOT Aggregate Approved Source**

ARGER®
Real Estate, Inc.

Warehouse Overview

Warehouse Shop

- **6,000 Square Foot Shop (60’ x 100’)**
- **Built in 2005**
- **Two Roll Up Doors 16’ x 20’**
- **Ceiling Height 18 Feet +/-**
- **3 Phase Power, 480 Volt**
- **6’ concrete floor re-bar mesh one foot on center and metal fiber re-enforcement**
- **Two Lean-to’s on each side of warehouse (100’ x 20’)**
- **New Waste Oil Burner**
- **Water Well, 4 gallons per minute**

Scale House: Blaze Job Site Office Trailer

- **Built in 1988**
- **Truck Scale, Cardinal Platform Scales with Digital Display and Printer**

ARGER®
Real Estate, Inc.

Additional Features

- Survey
- Geo-Tech Report
- City Water Supply 3/4 of a mile way
- Product quality meets county, state and federal standards
- Environmental Checklist
- Environmental Impact Statement
- Top Soil Berms around property
- Established Mining Pit
- Signage
- Power Poles
- Easy Access to I-90 and Downtown Spokane
- Current Business Equipment can be sold separately. Equipment inventory list upon request.

ARGER®
Real Estate, Inc.

Pictures

Warehouse Shop

Stock Piles

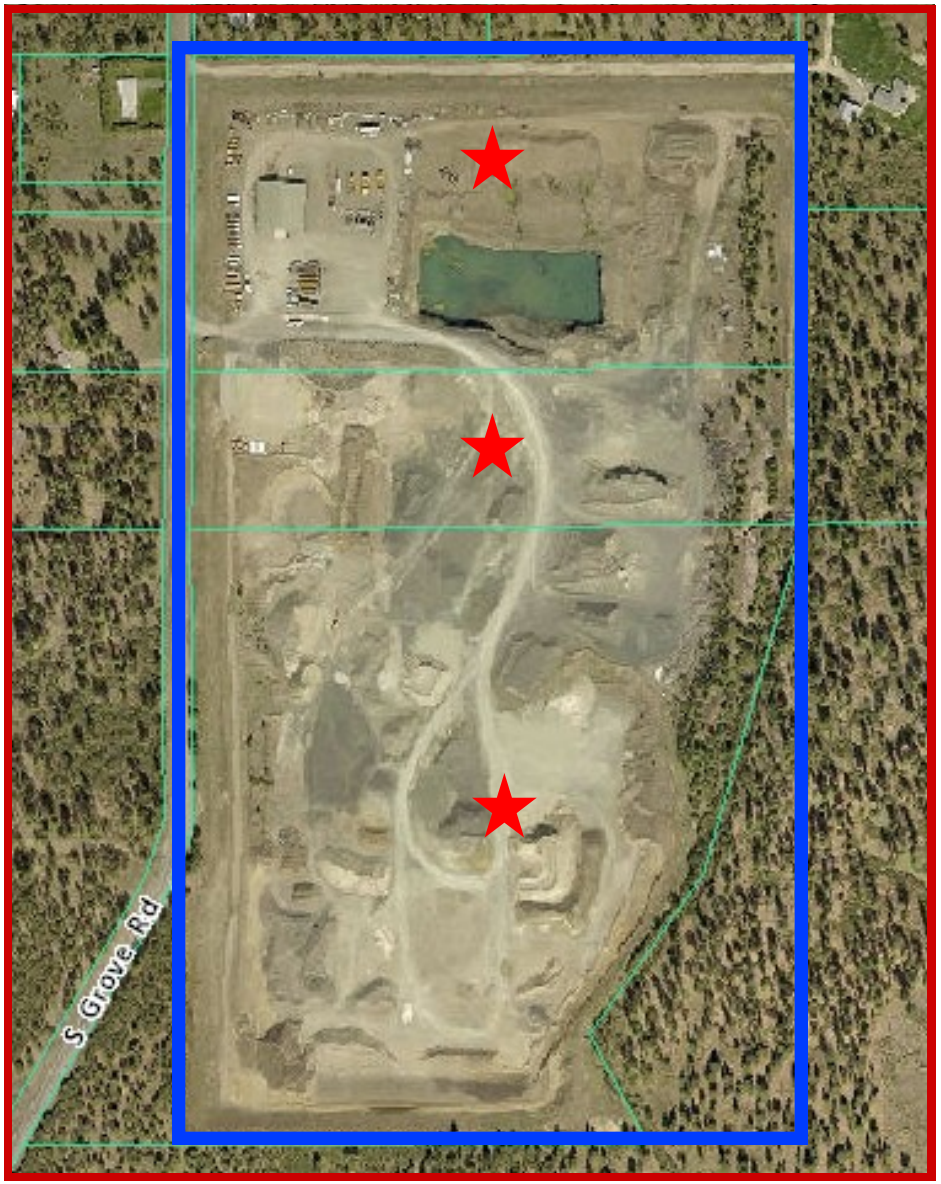
Entrance

ARGER®
Real Estate, Inc.

Site Map

Parcel #'s:

- 24103.9009
- 24103.9010
- 24152.9035



ARGER®
Real Estate, Inc.

Area Location Map

Location:

Moon Rock Mining Pit is located in South West Spokane, Washington.

Subject location has easy access to I-90 Freeway. Take Exit 276 Geiger Field/ Grove Road and proceed south on Grove Road.

Located Five Minutes from Spokane International Airport and Ten minutes from Downtown Spokane.

ARGER®
Real Estate, Inc.

We are ***G. Arger Co. Real Estate, Inc.*** For over 30 years we have been meeting the real estate needs of hundreds of companies across the Pacific Northwest.

We offer services in commercial property sales, residential property sales, management, leasing, and tenant representation. Our development division specializes in build to suit as well as complete start to finish design/construct projects.

We are a full-service company that can handle all of your commercial real estate buying, selling, leasing and development needs.

Gene Arger, Broker
G. Arger Co. Real Estate Inc.
(509) 926-5311 office
(509) 844-8814 cell
300 N. Mullan Rd, Ste 204
Spokane Valley, WA 99206
ggarger@argerco.com
www.argerco.com

REALTOR®

EQUAL HOUSING OPPORTUNITY

Property information on this flyer is for convenience only and should not be relied upon for accuracy.
All prospective buyers should conduct their own analysis and inspections for their intended use.