



# Building 14 RFP Project

## Opportunity

The Airport Board is seeking proposals for the development of a large, commercial use hangar that will sit directly next to the current tower. It is prime real estate with potential for reserved parking (depending on hangar footprint) with a recently paved apron. Uses may be for anything aviation related.

## Term

- Commercial project requiring selected proposer to comply with minimum standards
- Initial 25-year term
- Proposer may propose an additional option term(s) of up to 25 years
  - Term can be in any increment of 5 years, however, Airport prefers either a single 25-year option or two 10-year options and a single 5-year option
  - Extension upon mutual agreement of successful proposer and Airport

## Space

- 13,333 sq. ft. of land for hangar development (can develop no less than 12,000 sq. ft.)
- 12,476 square feet of newly paved ramp
- Maximum height of building is 53 feet

## Fees

- Minimum rent proposals:
  - Land Rent: \$0.35 per square foot per annum
  - Ramp Rent: \$0.30 per square foot per annum
- Fuel flowage fee will be required
- Commercial landing rates apply
- Leasehold excise tax required per WA laws

RFP details available at [business.spokaneairports.net/rfp](https://business.spokaneairports.net/rfp).



Location is directly to the east (right) of the tower, and the building shown has been demolished.



Looking back from airfield at tower. Space is directly to the left of the tower in this view.



## About the Airport

Felts Field (SFF) is a historic airfield located about 5 miles east of Spokane, WA and sits on the south bank of the Spokane River. Felts Field Airport is jointly owned by Spokane County and the City of Spokane. The City of Spokane and Spokane County operate Felts Field under provisions of RCW 14.08, which establishes the operating authority of the Spokane Airport Board (Airport), consisting of seven appointees from the two governmental bodies.

Felts Field (SFF) is a 400-plus acre active general aviation relief airport with over 176 based aircraft and 65 tenants. The Airport has a fixed-base operator and avionic services are available. The Airport has two paved runways and a turf landing strip as well as the ability to accommodate water operations on the adjacent Spokane River. The airport is in Class D airspace with an FAA contract tower and instrument approach.

The Airport is financially independent and self-sufficient based on the revenue generated from leases and fees. In 2019, its aviation operations totaled 60,671.

Commercial operators include fixed and rotary wing aircraft flight schools, aircraft maintenance training programs, a regional medevac operator, an aircraft power-plant modification firm and a flight museum. A café that serves breakfast and lunch daily is also located in the terminal.



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For more information contact:

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