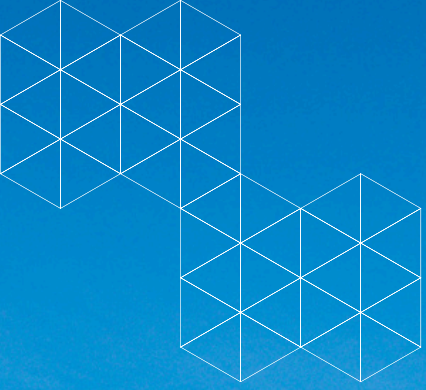


FOR SALE



TRENT INDUSTRIAL

15911 E Trent Ave | Spokane Valley, WA, 99216

KIEMLEHAGOOD

ERIK NELSON, SIOR

D | 509.220.4042

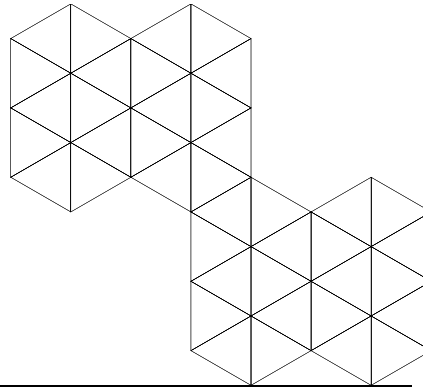
erik.nelson@kiemleahagood.com



OWNER USER INDUSTRIAL OPPORTUNITY TAPA INDUSTRIAL PARK

15911 E Trent Ave
Spokane Valley, WA, 99216

SALE PRICE	\$2,695,000
BUILDING SIZE	±8,603 SF
OFFICE/SHOWROOM	±1,558 SF
LOADING DOCKS	3 x (8' x 10')
OH DOORS	2 x (16' x 14')
BUILDING CLASS	A
YEAR BUILT	2019
PARCEL NO.	45012.1503
LOT SIZE	±32,799 SF
PARCEL NO.	45012.1503



This ±8,603 SF owner-user industrial opportunity in Tapa Industrial Park offers a rare chance to secure a modern, high-functioning facility in Spokane Valley. Built in 2019 and positioned on a ±32,799 SF parcel, the property features ±1,558 SF of office/showroom space complemented by efficient warehouse infrastructure, including three dock-high loading doors and two grade-level doors to accommodate a variety of operational needs. With a Class A construction profile, excellent accessibility, and a strategic location near key transportation corridors, this asset is ideally suited for businesses seeking a combination of professional frontage and scalable industrial capacity.



DEMOGRAPHICS

EST. POPULATION 2025

1 MI

2,953

3 MI

42,069

5 MI

110,896

PROJ. POPULATION 2030

2,991

45,139

114,392

ADJ. DAYTIME DEMO

7,253

34,599

80,791

2025 AVERAGE HHI

\$115,277

\$93,716

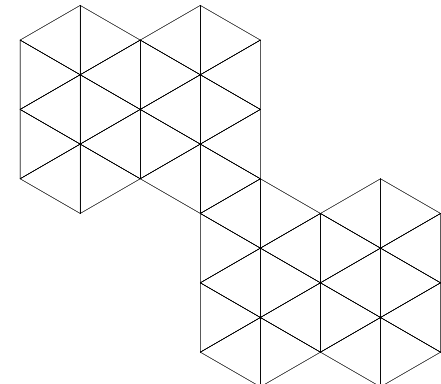
\$106,228

2025 MEDIAN HHI

\$85,634

\$75,245

\$83,871







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