

INDUSTRIAL STORAGE FACILITY

FOR SALE



FULLY AUTOMATED STORAGE FACILITY

OFFERED AT \$2,900,000

11822 W 21st Avenue – Airway Heights, WA 99001

TIM KESTELL, BROKER

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[KIEMLEHAGOOD

INDUSTRIAL STORAGE FACILITY

Permit ready & approved plans for
a total of 118 Units

OFFERED AT \$2,900,000

BUILDING DETAILS:

- Phase 1 Construction Complete: Buildings B, C & E
- 10 Bays per Building
- 12' x 14' Overhead Doors
- Buildings B & E: 16'W x 14'H Overhead Door on each end

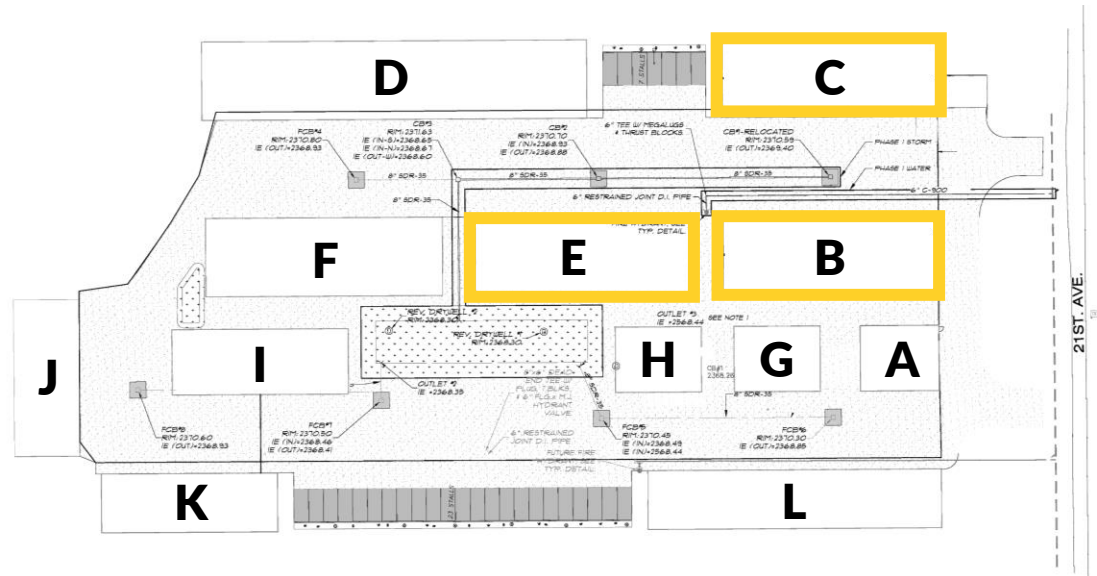
PROPERTY DETAILS:

- Phase 1 Year Built (Buildings B, C & E): 2023
- Parcel #: 15252.0161
- Land Size: ±4.51 AC (±196,600 SF)
- Zoning: Light Industrial (LI)

HIGHLIGHTS:

- 3 Phase power
- 2 fire hydrants on-site
- Construction drawings available
- Power gates – Open tech alliance software/controls

UNIT SIZE	TOTAL # OF UNITS
12' x 48'	61
12' x 40'	33
12' x 36'	24
Total =	118 Units



SELLER FINANCING AVAILABLE | CALL LISTING BROKER FOR DETAILS

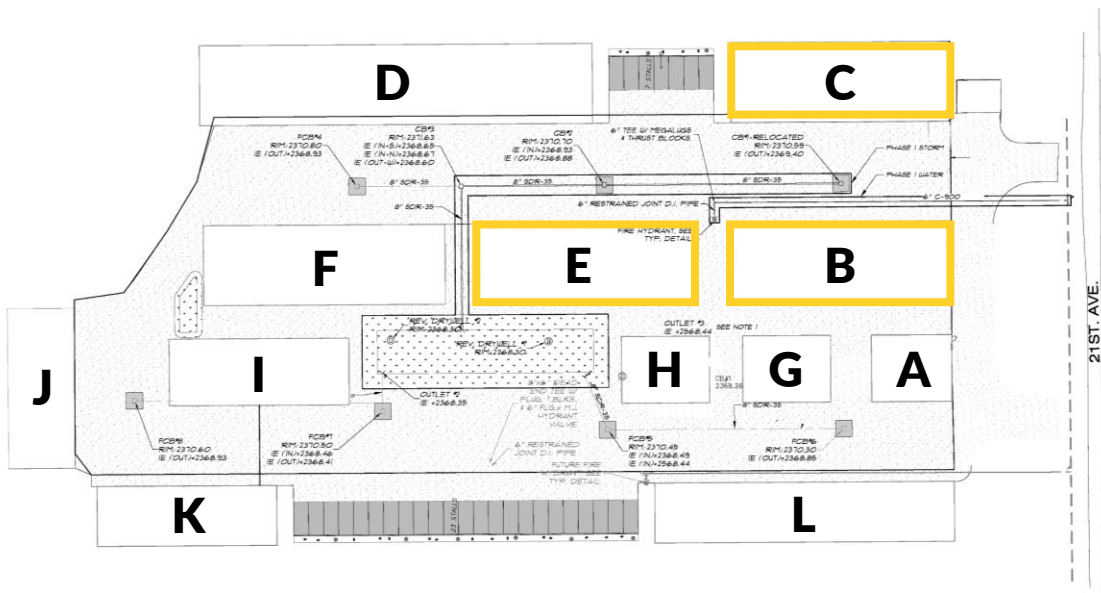
EXISTING & FUTURE DEVELOPEMNT

INDUSTRIAL STORAGE UNIT FACILITY FOR SALE

Phase 1: The construction for Buildings B, C & E was completed in 2023.

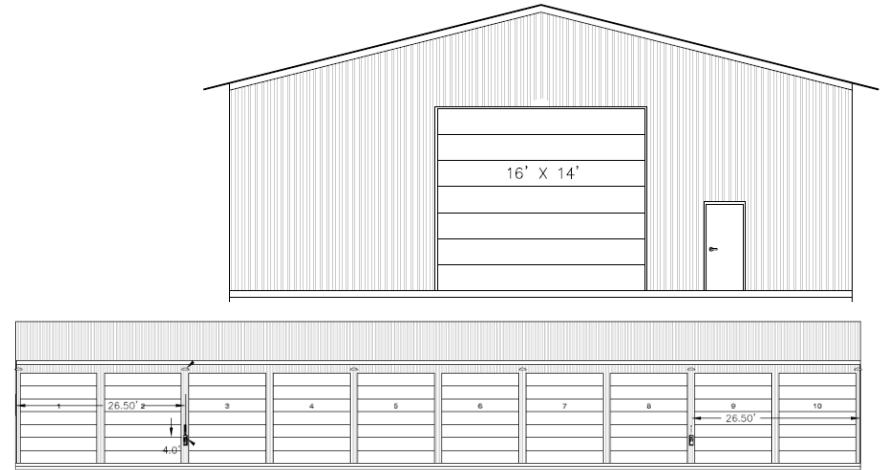
Future Phases: Completion is To Be Determined

BLDG	SIZE	PHASE
A	1,920 SF	FUTURE
B	6,336 SF	PHASE 1 - COMEPLTE
C	6,336 SF	PHASE 1 - COMPLETE
D	11,328 SF	FUTURE
E	6,336 SF	PHASE 1 - COMPLETE
F	6,969 SF	FUTURE
G	2,112 SF	FUTURE
H	2,112 SF	FUTURE
I	4,320 SF	FUTURE
J	3,854 SF	FUTURE
K	3,888 SF	FUTURE
L	6,480 SF	FUTURE



BUILDING B & E

10 Unit Bays in Each Building (Building B & E)
12' x 14' Overhead door to enter each unit
16'W x 14'H Overhead Doors on each end



BUILDING C

10 Unit Bays
12' x 14' Overhead door to enter each unit

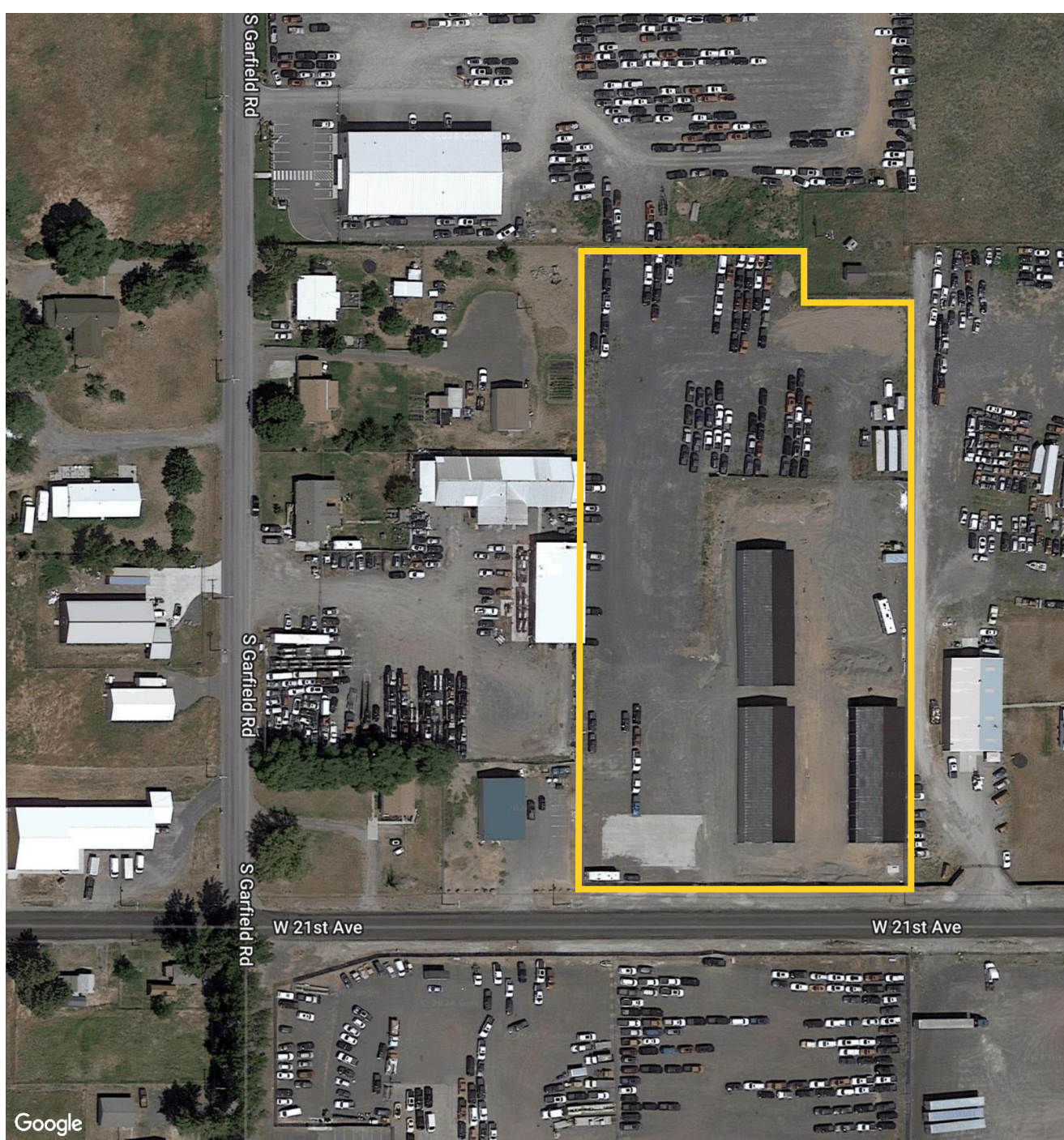


PARCEL/PROPERTY INFORMATION

INDUSTRIAL STORAGE UNIT FACILITY FOR SALE

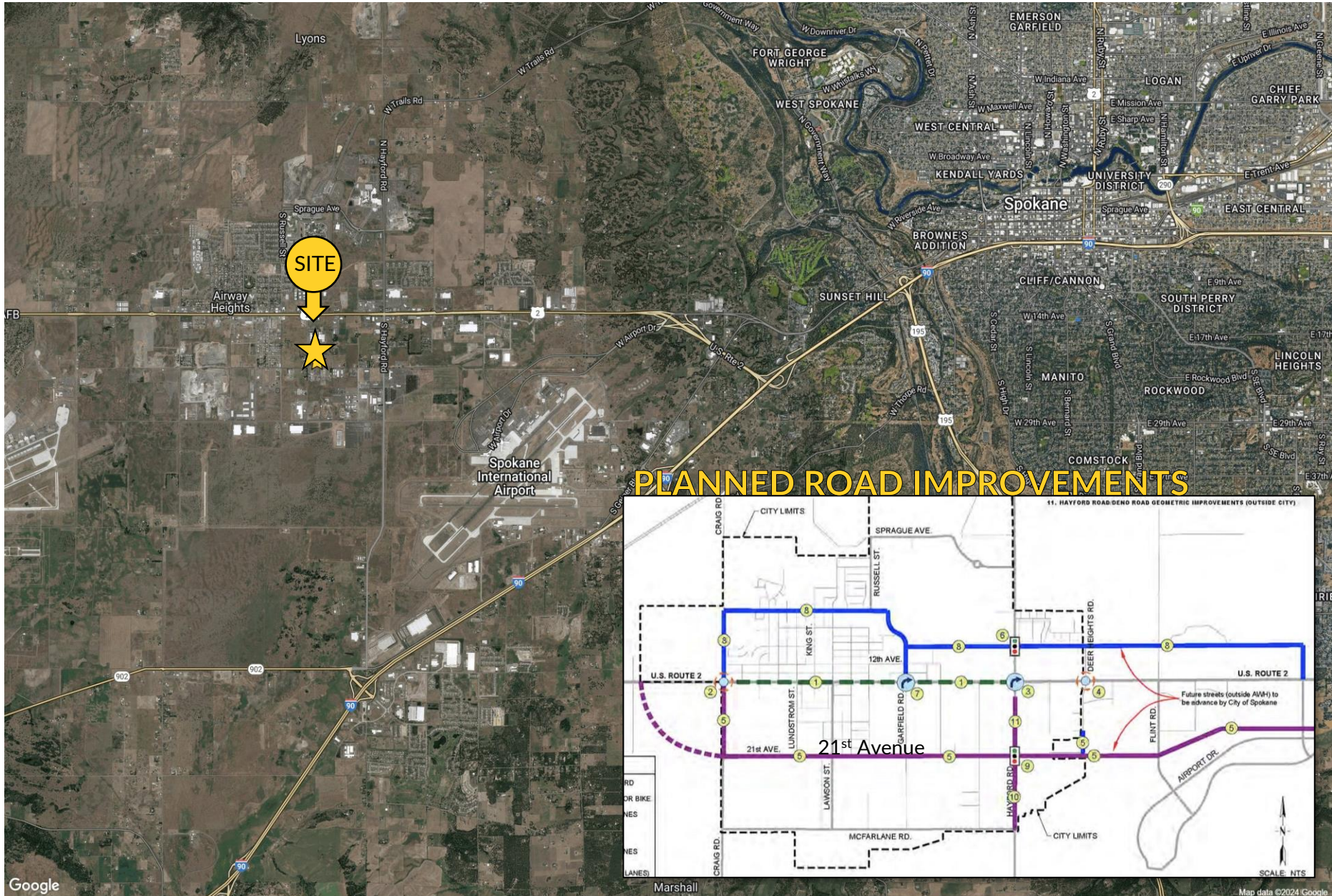
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Airway Heights, WA 99001

Parcel Number:
15252.0161



SURROUNDING AREA

11822 W 21st Avenue
Airway Heights, WA 99001



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For more information on this opportunity:



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