

**SALE**

# Industrial Land In Opportunity Zone

**2024 S HAYDEN RD**

Airway Heights, WA 99001

**PRESENTED BY:**

**JOHN J. HILLIER**

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WA #44909

Spokane



Spokane  
International  
Airport



Subject Property

16.83 Acres

Hayford Rd

Amazon  
Fullfillment  
Center

Northern  
Quest  
Casino

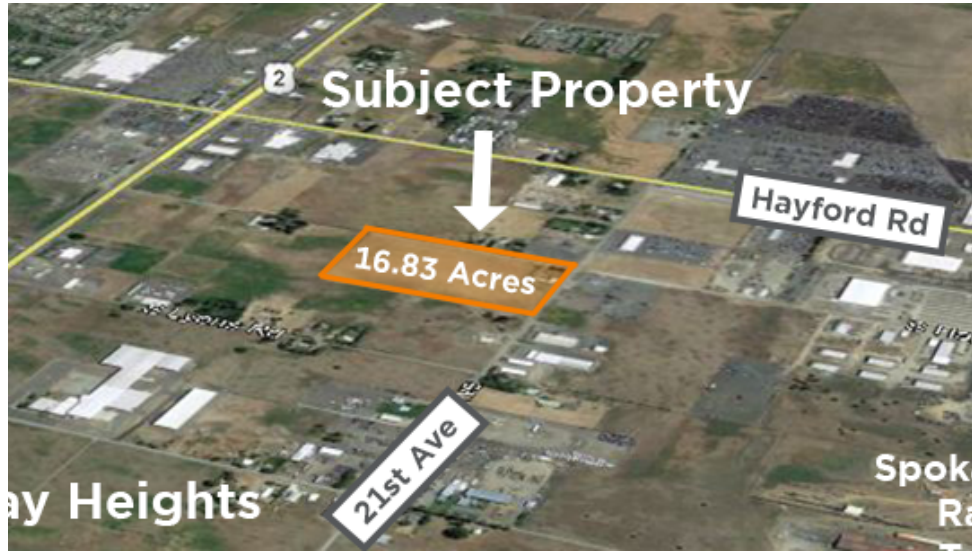
Airway Heights

21st Ave

Spokane Airport  
Rail-Truck  
Transload  
Facility



## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,566,000
<b>LOT SIZE:</b>	16.83 Acres
<b>PRICE / ACRE:</b>	\$152,466
<b>MARKET:</b>	Airway Heights
<b>ZONING:</b>	Light Industrial
<b>APN:</b>	15251.0117

## PROPERTY OVERVIEW

Prime Industrial Land/House/Office & Shop Buildings for sale. The site Includes a 3,252 sf House and 8,570 sf of General Purpose Buildings.  
Priced at \$3.50/SF

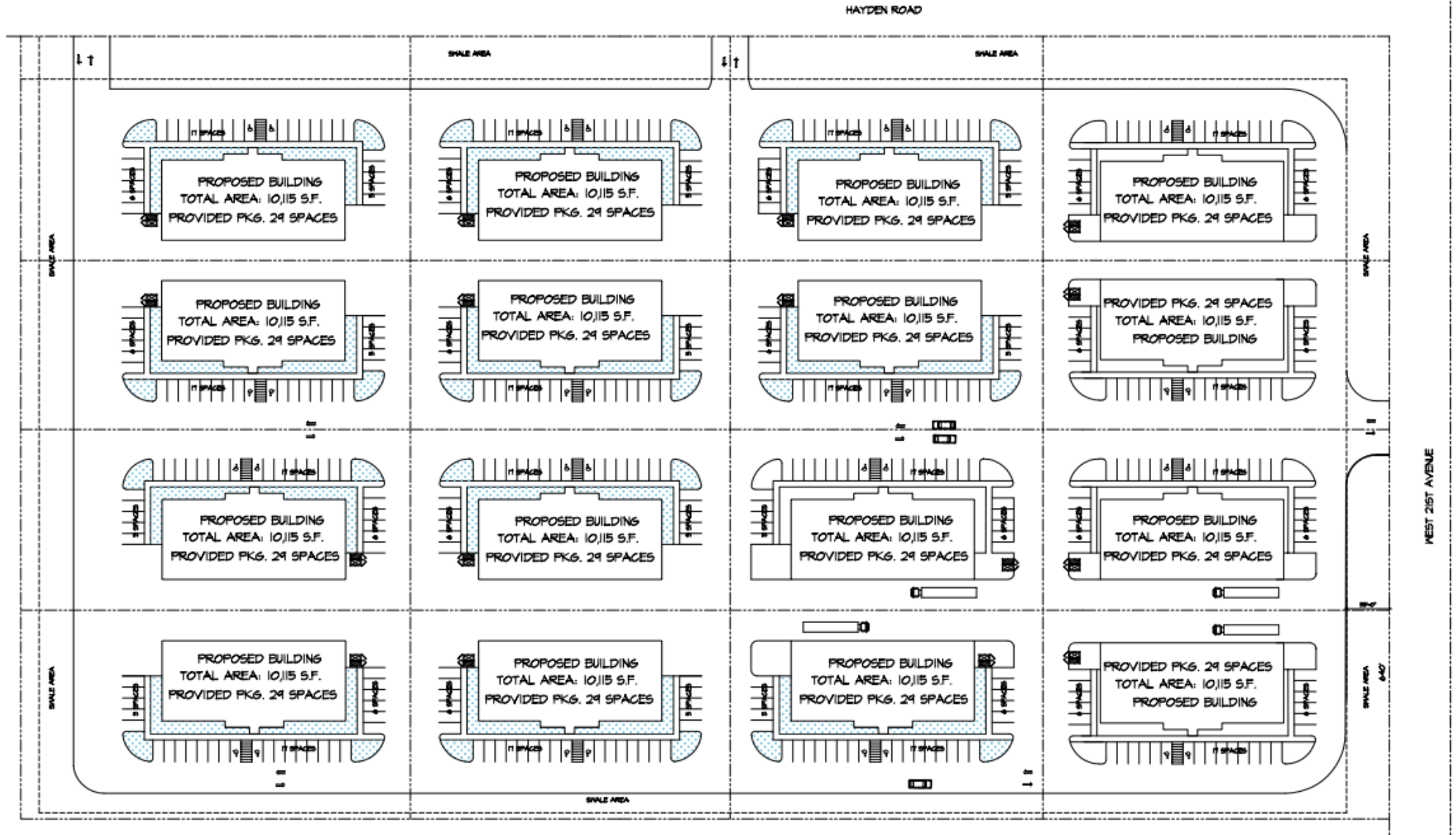
## PROPERTY HIGHLIGHTS

- Located within the Airway Heights Opportunity Zone
- Excellent ability for large single-tenant development or multiple light industrial Flex buildings
- Airway Heights is where a large amount of the Spokane area's industrial growth is occurring
- Located Just off U.S. Hwy 2 in the heart of Airway Heights
- Hard corner location with frontage on 21st Ave to be expanded to 5-lanes, currently under construction east of Hayford road

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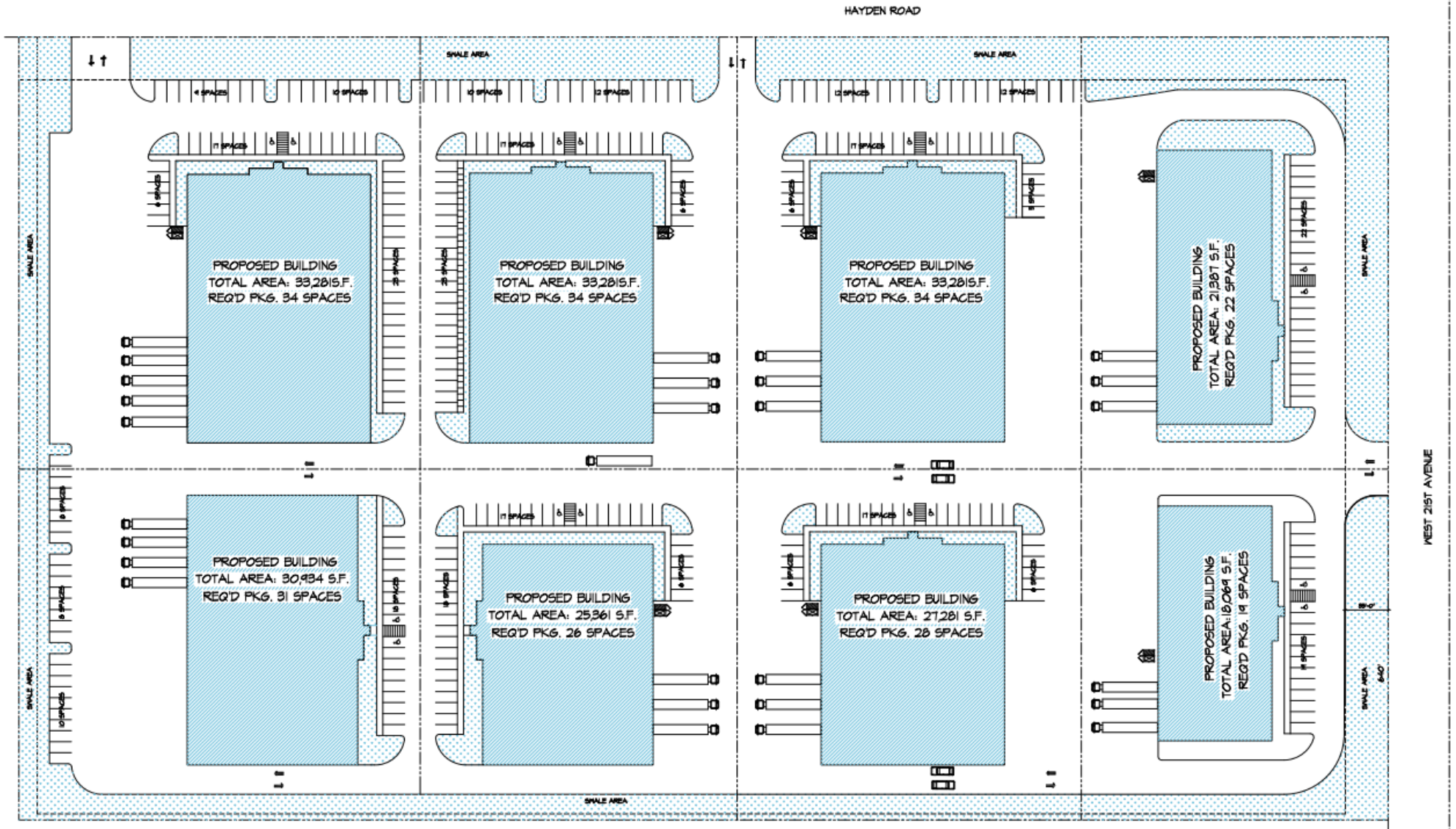
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**(CONCEPTUAL) FLEX BUILDINGS SITE PLAN-PROJECTED 161,840 SF IN TOTAL  
16 LOTS - LOT SIZE: APRX 1 ACRE/EACH**



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**(CONCEPTUAL) INDUSTRIAL CONCRETE TILT BUILDING SITE PLAN-PROJECTED 289,016 SF TOTAL  
8 LOTS - LOT SIZE: APRX 2 ACRES/EACH**



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**PHOTOS-EXISTING BUILDINGS**



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# RETAILER MAP



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# DEMOGRAPHICS MAP & REPORT

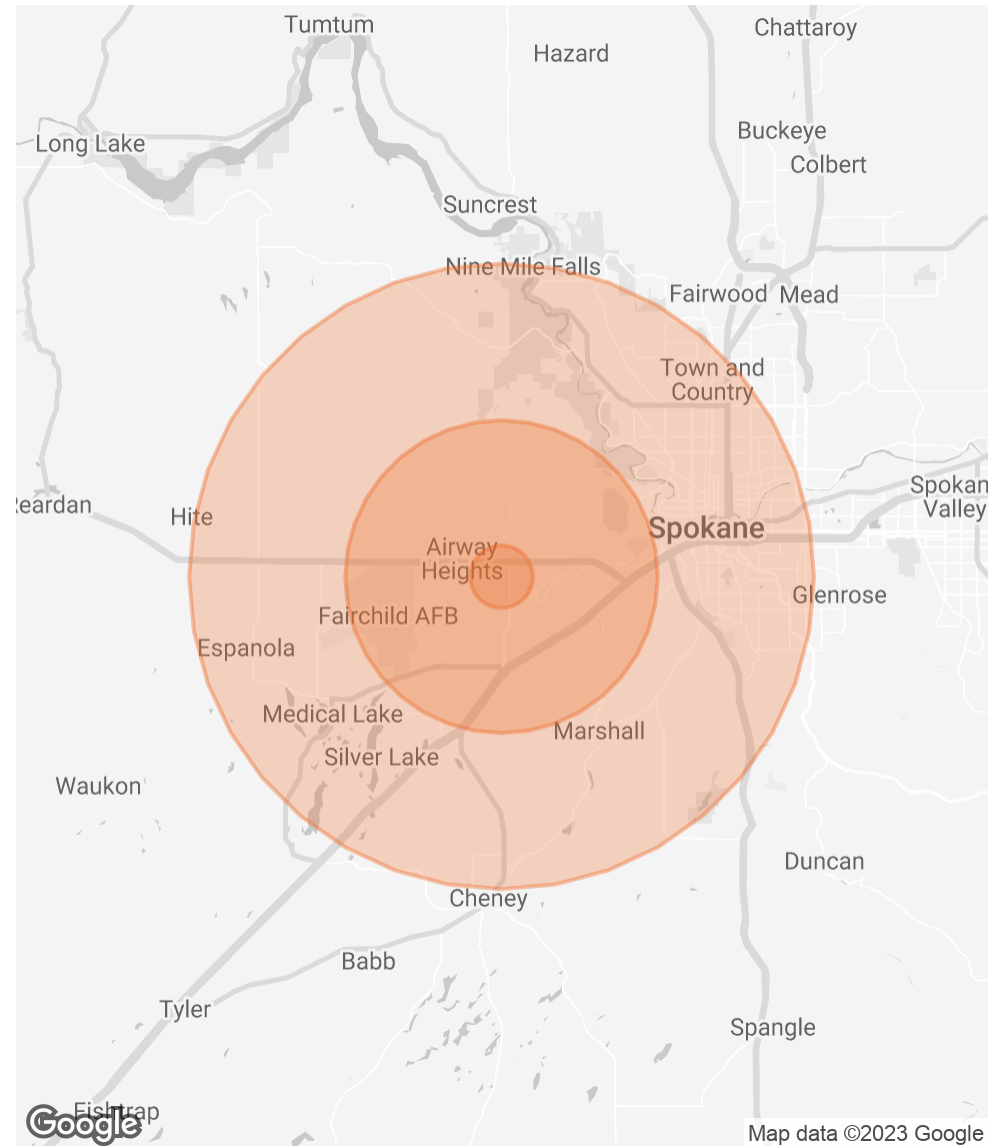
## POPULATION

	1 MILE	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	1,409	15,456	136,199
<b>AVERAGE AGE</b>	34.4	34.1	36.2
<b>AVERAGE AGE (MALE)</b>	35.3	34.9	35.2
<b>AVERAGE AGE (FEMALE)</b>	30.9	31.8	36.7

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	343	4,303	53,564
<b># OF PERSONS PER HH</b>	4.1	3.6	2.5
<b>AVERAGE HH INCOME</b>	\$45,398	\$53,189	\$57,705
<b>AVERAGE HOUSE VALUE</b>		\$303,906	\$218,552

\* Demographic data derived from 2020 ACS - US Census



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## ADVISOR BIO



### JOHN J. HILLIER

Senior Advisor

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### PROFESSIONAL BACKGROUND

John J. Hillier currently serves as a Senior Advisor for SVN Cornerstone and has a vast knowledge of Commercial Real Estate Leasing and Sales. He has over twenty eight years of Commercial Real Estate experience.

Over John's impressive career he has negotiated and leased almost 4,000,000 sq. ft. of retail space. He has also leased and participated in the lease negotiating efforts for large anchor space being taken by national and regional, and local tenants for both landlords and tenants. John has also Managed a number of large retail, Industrial and office portfolio's throughout his career consisting of 500,000 to 1,000,000 sq. ft.

John most recently worked at Goodale & Barbieri Company, based out of Spokane, WA from 2005 thru 2015.

Before that he served with TRF Pacific LLC located in Seattle, WA as a senior commercial property and leasing manager in the greater Puget Sound and Northwest region. He continues his commercial RE career at SVN Cornerstone serving clients from all around the country and right here in Eastern Washington and Northern Idaho. John also enjoys restoring vintage muscle cars and riding his Harley Davidson motorcycle in his free time. From time to time you may see him at car shows or out on the golf course in the summer. John is also a USAF Vet and continues to support Veterans in our community.

### MEMBERSHIPS

International Council of Shopping Centers (ICSC) ; Institute of Real Estate Management (IREM); Building Owners and Managers Association (BOMA); The Urban Land Institute (ULI)

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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