

FOR SALE

**BACK ON MARKET
MOTIVATED SELLER**

AVAILABLE GROUND FOR EXPANSION

INDUSTRIAL BUILDING

229 N Ella Road | Spokane Valley, WA 99212

[KIEMLEHAGOOD

GUNNAR KNUTSON

D | 509.755.7520 C | 509.280.1601
gunnar.knutson@kiemlehagood.com

JAMES QUIGLEY

D | 509.755.7560 C | 509.701.2211
jgq@kiemlehagood.com



INDUSTRIAL OPPORTUNITY FOR SALE

229 N Ella Road
Spokane Valley, WA 99212

OFFERING PRICE **\$3,350,000 (\$98.86 PSF)**

BUILDING AREA

- | ±3,353 SF - First Floor
- | ±21,915 SF - First Floor Warehouse
- | ±2,492 SF - Mezzanine
- | ±6,126 SF - Second Floor Office
- | **±33,886 SF - Total**
(All areas are the inside face of building)

PARCEL NO. 45183.9189

LAND SIZE | ±112,746 SF (±2.59 Acres)

PARKING | ±35 Stalls

ZONING | Industrial (I)

FRONTAGE | ± 200 Feet on North Ella Rd

POWER | 3 Phase Power: 120/240v 3phwire high leg

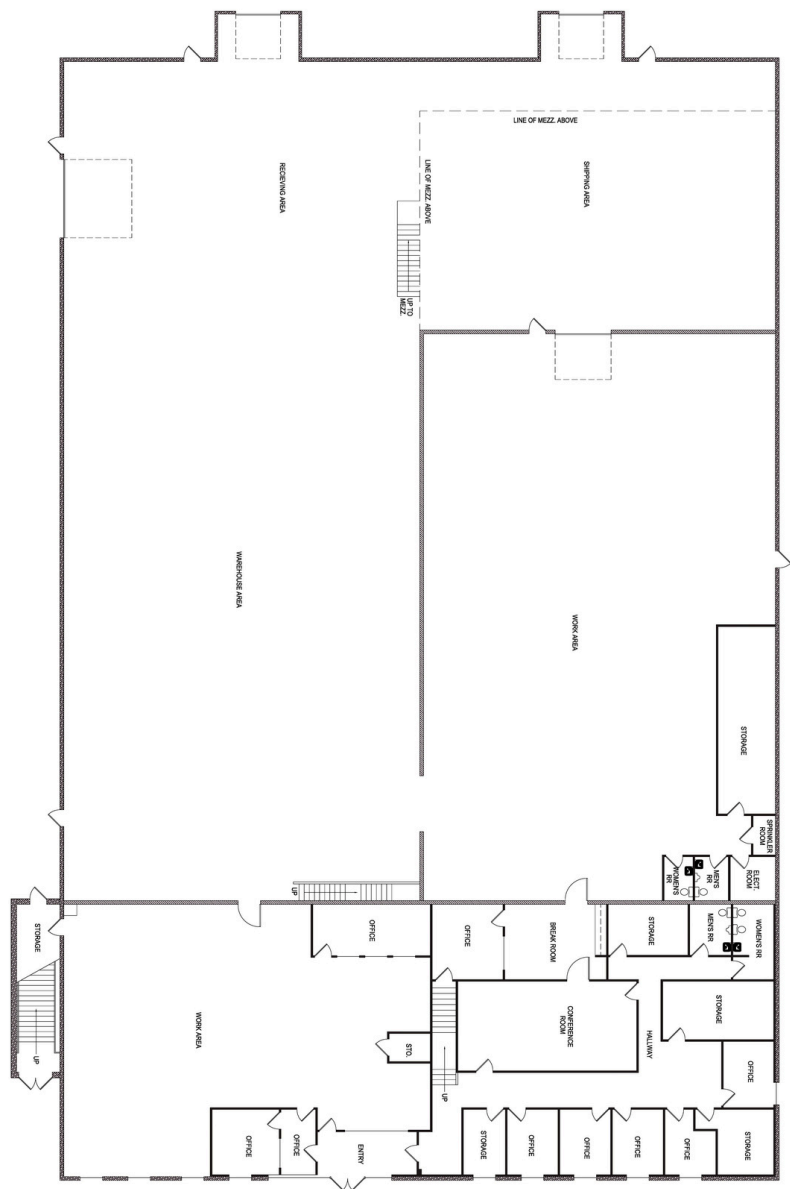
**DELIVERY & PICK UP
DOCK DOORS** | Two (2) Dock High Doors
Two (2) Additional grade /ground level doors

Discover an exceptional industrial facility offering a total of ±33,886 SF situated on ±2.59 acres. The building features a functional mix of ±3,353 SF of first-floor office space, ±21,915 SF of warehouse area, a ±2,492 SF mezzanine, and ±6,126 SF of second-floor office space providing an ideal balance of administrative and operational areas.

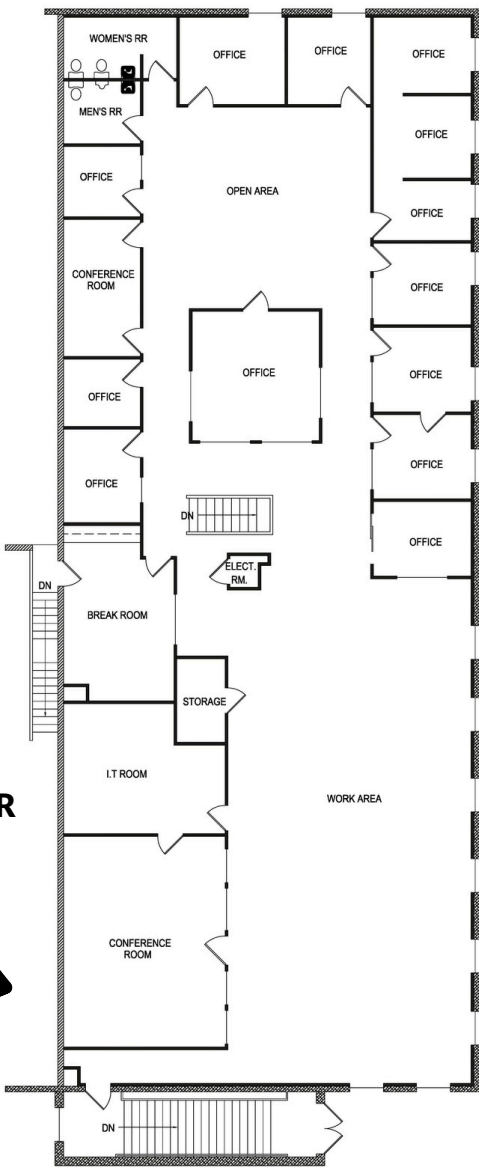
The warehouse is equipped with full fire suppression, including a dedicated pump room, and is supported by 3-phase power for heavy duty operations. Dock access includes two dock-high doors with standard FTL/LTL height and dock plates, accommodating all standard tractor trailers from 28' to 53', as well as container trailers. Additionally, two grade-level doors provide versatile loading options.

Ample on-site parking with approximately 35 stalls complements the property, which is zoned Industrial allowing for a wide range of manufacturing, distribution, or logistics uses. This well-appointed facility delivers both functionality and flexibility in a prime industrial setting.





1st FLOOR



2nd FLOOR





45183.9189

2025 DEMOGRAPHICS

	1 Mile Radius	2 Mile Radius	3 Mile Radius
2025 Estimate Population	6,936	58,794	182,393
2030 Projected Population	6,759	58,637	181,965
2025 - 2030 Projected Annual Growth	-177	-157	-428
2020 - 2025 Historic Annual Growth	363	1,831	4,125
2025 Estimated Households	2,926	24,302	74,346
2025 Estimated Average Household Income	\$86,937	\$93,088	\$100,216
2025 Estimated Median Household Income	\$67,993	\$72,624	\$77,085
2025 Annual Household Expenditure	\$260.25 M	\$2.24 B	\$7.12 B
2025 Annual Household Retail Expenditure	\$135.35 M	\$1.16 B	\$3.61 B







**WASHINGTON STATE
UNIVERSITY**

Fall 2024 | 25,685 Students

81.4 Mile Distance



**EASTERN WASHINGTON
UNIVERSITY**

Fall 2024 | 10,915 Students

22.5 Mile Distance



GONZAGA UNIVERSITY

Fall 2024 | 7,470 Students

5.3 Mile Distance



WHITWORTH UNIVERSITY

Fall 2024 | 2,459 Students

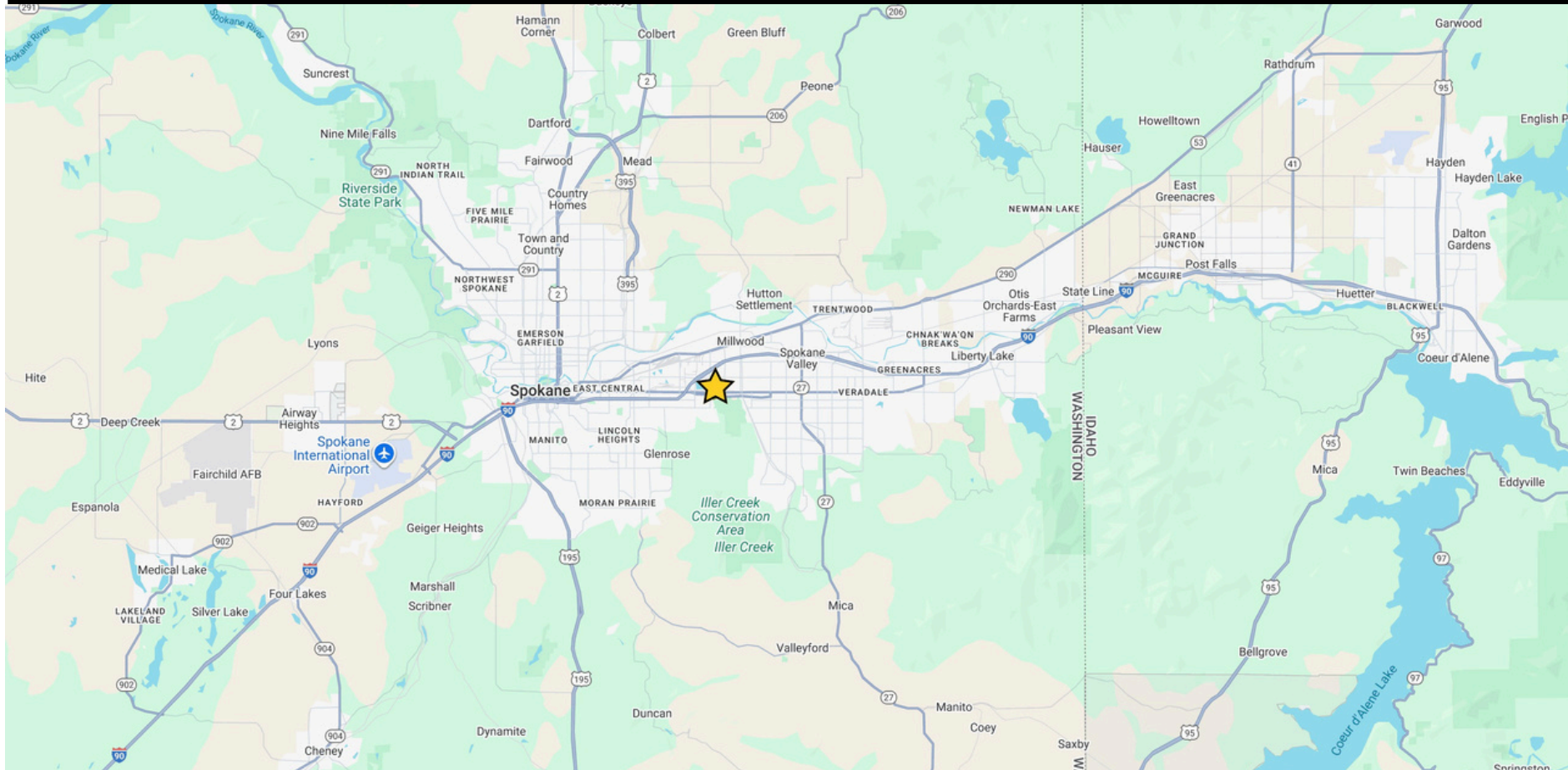
12.2 Mile Distance



VIEW LOCATION



INDUSTRIAL OPPORTUNITY FOR SALE



No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves.

Kiemle Hagood respects the intellectual property of others:

If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of owner of an exclusive right that is allegedly infringed; provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found valid.

GUNNAR KNUTSON

D | 509.755.7520 C | 509.280.1601

gunnar.knutson@kiemlehagood.com

JAMES QUIGLEY

D | 509.755.7560 C | 509.701.2211

jgq@kiemlehagood.com

KIEMLEHAGOOD