

INDUSTRIAL LAND FOR SALE

TWO PARCELS AVAILABLE TOGETHER OR SEPARATELY

CORNER OF E. LACROSSE LN. & N. INDUSTRIAL PARK 4TH ST.
SPOKANE VALLEY, WA 99216



OFFERING SUMMARY

Price \$453,416 - \$982,712

\$/SFT \$8/SFT

No. of Parcels 2

Parcel Size 1.37 AC - 2.82 AC

APN 45011.9121
45011.9122

Zoning Industrial

 [PROPERTY VIDEO - CLICK HERE](#)

- Located in Spokane Business & Industrial Park
- Easy access to major roads & I-90
- Excellent Valley location near Trent & Sullivan
- 2 Parcels Available Together or Separate
 - Seller financing is not available
 - Individual pricing available on next page

STEVEN DAINES
SETH PETERSON

• 509.209.4920 • SETH@DAINESCAPITAL.COM

WWW.DAINESCAPITAL.COM

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Lot #1

- 1.45 AC | 66,162 SFT
- \$529,296 | \$8/SFT
- Parcel #45011.9122

Lot #2

- 1.37 AC | 56,677 SFT
- \$453,416 | \$8/SFT
- Parcel #45011.9121

Total

- 2.82 AC | 122,839 SFT
- \$982,712
- \$8/SFT

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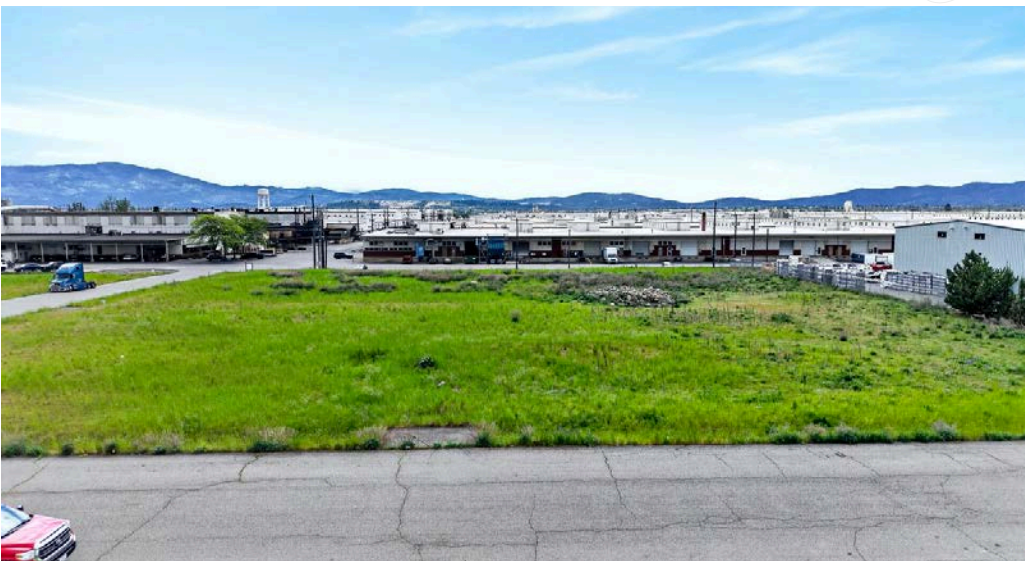
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Spokane International Airport - 19.6 miles

Coeur d'Alene, ID - 21.8 miles

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12929 PINECROFT WAY, SPOKANE VALLEY, WA

Land Size: 3.49 AC

List Price: \$1.68M

\$/SFT: \$11.02

Zoning: P/OS

Days on Market: 561



25 N. MULLAN RD. SPOKANE VALLEY, WA

Land Size: 2.87 AC

List Price: \$3.38M

\$/SFT: \$27.01

Zoning: CMU

Days on Market: 428



0 SULLIVAN ROAD RD. SPOKANE VALLEY, WA

Land Size: 6.05 AC

Sold July 2025: \$1.1M

\$/SFT: \$4.54

Zoning: I

Days on Market: 320



4512 N. BARKER RD. SPOKANE VALLEY, WA

Land Size: 5 AC

Sold Jan. 2025: \$1.43M

\$/SFT: \$6.54

Zoning: Industrial

Days on Market: 117

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DEMOGRAPHICS	1 MILE	3 MILE
Population	1,671	41,702
Households	655	17,465
Median Age	44	38
Median HH Income	\$74,624	\$71,735
Daytime Employees	4,386	21,937
Population Growth '25 - '30	1.56%	3.09%
Household Growth '25 - '30	1.37%	3.03%

COLLECTION STREET	CROSS STREET	TRAFFIC VOL
E. Trent Ave.	N. Flora Rd. E	19,438
N. Sullivan Rd.	E. Trent Ave. N	19,965
E. Trent Ave.	N. Sullivan Rd. W	18,843

No representation, express or implied, is made as to the accuracy of information contained herein. All information is from sources deemed reliable and submitted subject to errors, omissions, change or terms and conditions without notice. Buyers are solely responsible to conduct their own due diligence to their independent satisfaction.



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