

INDUSTRIAL LAND FOR SALE

SITE

E. Trent Ave.

N. Evergreen Rd.

N. Best Rd.

TRENTWOOD

Kaiser Works

Sale Price Reduced!

FOR SALE | INDUSTRIAL VACANT LAND

13000 Block E. Trent Avenue, Spokane Valley, WA 99216

- LOCATION:** Great location on the south side of Trent Avenue between Pines and Evergreen Roads
- SITE:** ±1,625,659 SF (37.32 acres); Parcel Number 45035.9157
- ZONING:** City of Spokane Valley I, Industrial
- IMPROVEMENTS:** **Water:** Trent Irrigation District service area. Water service would need to be extended from the north of Trent Avenue at Best Road or Progress Road depending on service requirement.
Sewer: Spokane County service area; no current county sewer available per Colin Depner, county Engineer. Sewer main is located in the right of way on the north side of Trent. Buyer would have to coordinate with WSDOT to extend.
- SALE PRICE:** ~~\$6,502,636 (\$4/SF)~~ **\$4,877,000 (\$3/SF)**
- NOTE:** Seller to record a perimeter easement for overhead power lines and underground gas lines at closing. CLA for details.

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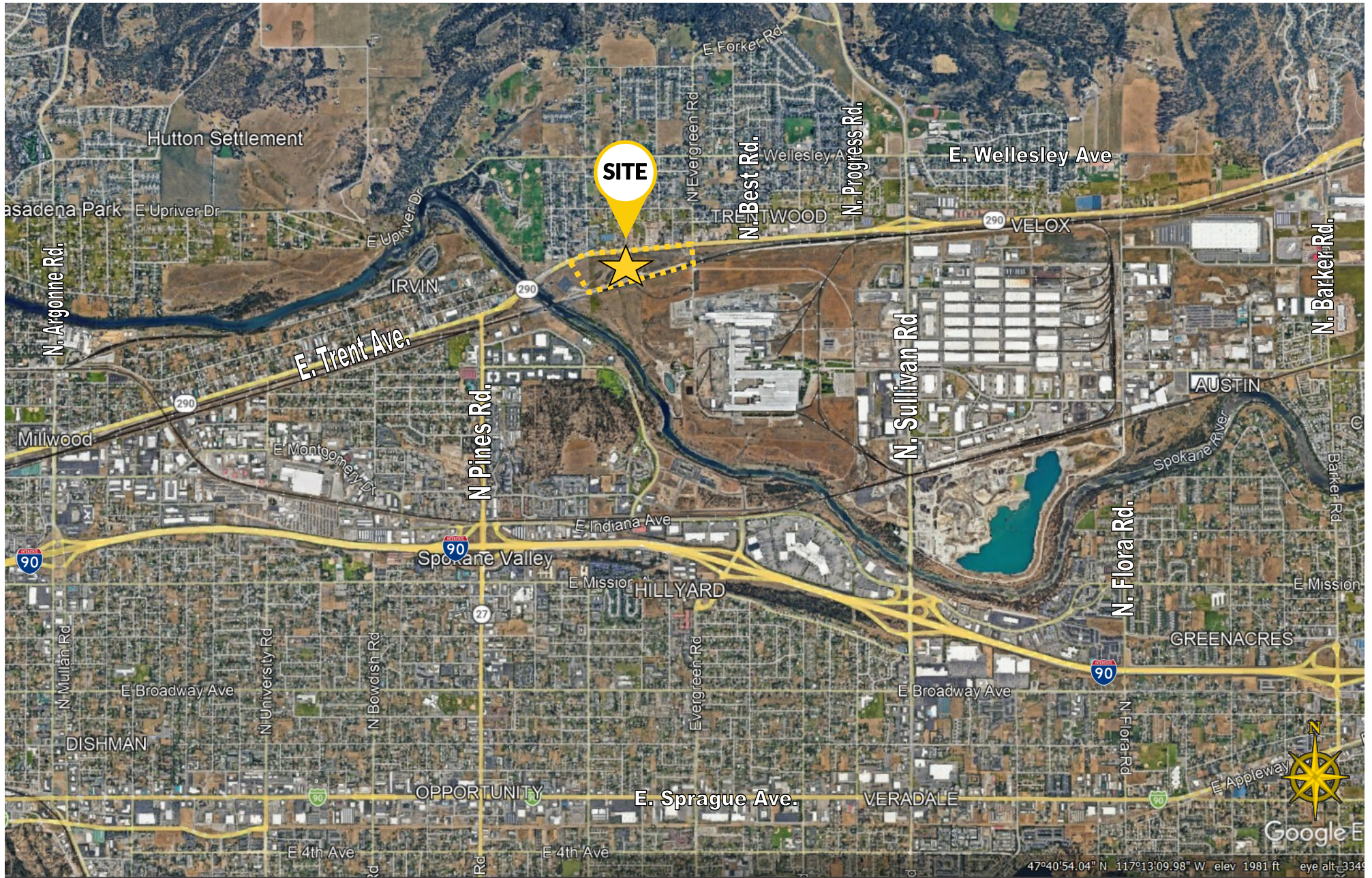
KIEMLEHAGOOD

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13000 Block E. Trent Avenue



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