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NAITri-Cities

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Price: \$1,603,596

Building Size: ±5,600 SF

Available SF: $\pm 5,600 \text{ SF}$

Zoning: Industrial / Light

APN: 19131743403

Property Highlights

- Approximately 4.85 acres of prime light industrial property with
- Ideal laydown yard and room for shop expansion.
- Ideal for heavy equipment, warehouse storage and distribution.
- Easy access to interstate.
- Situated in the heart of the new East/West corridor project.
- Option to purchase surrounding parcels.

MalTri-Cities









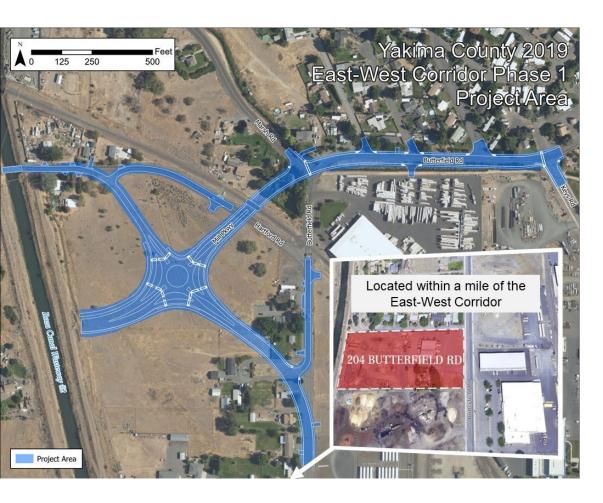


191317-43403 204 BUTTERFIELD RD

Legal Description:

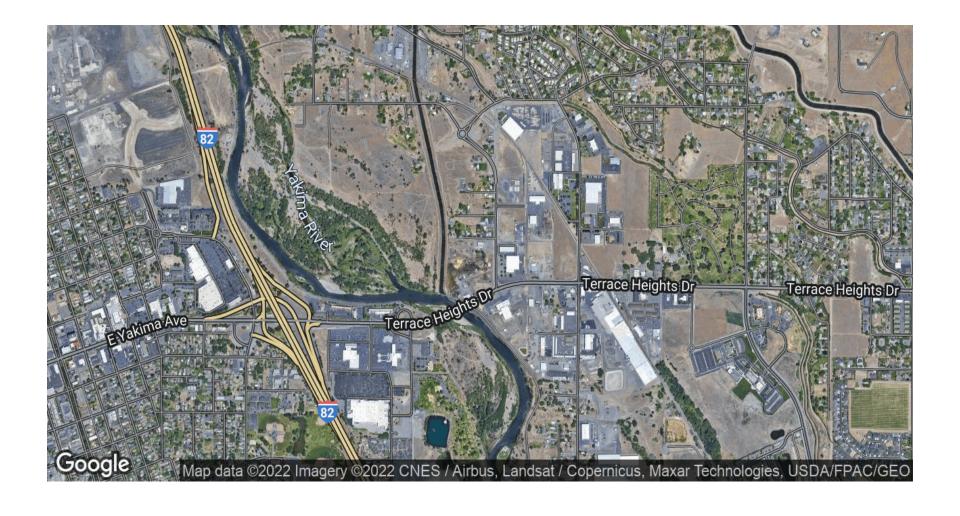
Section 17 Township 13 Range 19 Quarter SE SHORT PLAT F-20 (AF 2414651) Lot 2 EXCEPT Beginning at the Southeast corner of said Lot 2, thence North 90^ 00' 00"" West, refe along the South line thereof, 385 feet to the Southeast corner of Lot 1 of said Short plat, thence North 30^ 00' 40"" West, along the Easterly line of said Lot 1, 403 feet to the Northe thereof, thence North 87^ 46' 42"" East 580.63 feet to the East line of said Lot





ABOUT THE PROJECT

Just to the North of this listing is the city's East-West corridor project which is estimated to be a \$165 million dollar project to connect Terrace Height Dr to 40th Ave, adding an exit to I-82.



DEMOGRAPHICS

Source: Sites USA 2022 Est.







10 MILE

15 MILE

20 MILE

155,188 180,456

204,135 POPULATION

3.4 3.4

3.5 AVERAGE

HH SIZE

35.1

34.9

34.6

MEDIAN AGE





10 MILE

15 MILE

20 MILE

\$62,879 \$62,862 \$62,611 MEDIAN HH

INCOME

73,670 88,237

100,201 OWNER OCCUPIED UNITS

38,336 42,546

47,350

RENTER OCCUPIED UNITS

TOTAL ANNUAL CONSUMER EXPENDITURE

10 MILE 15 MILE 20 MILE

\$3.72 B \$4.1 B \$3,25B

10,15,20 MILE DRIVE TIMES

