

FOR SALE



LOCATION:	Great location just South of US Highway 2 in Airway Heights, WA with convenient access to I90 from Hayford Road	
SITE:	±79,930 SF (1.83 acres); parcel 15252.0149	
ZONING:	I-1, Light Industrial per city of Airway Heights	
IMPROVEMENTS:	Total SF:	±11,800 SF between two structures
	Main Building:	±7,600 SF
	Office:	±800 SF
	Apartment:	±800 SF, 2 Bedrooms
	Warehouse/Shop:	±6,000 SF, 16' Clear Span
	Building 2:	±4,200 SF Warehouse, 16' Clear Span
	Heat:	Gas forced air
	Power:	3 Phase
	Construction Type:	Wood/Steel Framed, Metal Siding
	Age:	1981/1988
	Overhead Doors:	7 Total over head doors – (±14' x 14')
	Clearance:	±14' - 16'
	Water:	Public water per county records
	Sewer:	Per county records, property is not connected to sewer
	Yard:	Fenced, graded and graveled yard area
SALE PRICE:	\$1,400,000	\$1,195,000

OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

All information herein is furnished by the owner and believed to be complete and correct. The Agent, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering without notice. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined.

WAREHOUSE/ SHOP/OFFICE & FENCED YARD

1927 S Garfield Road
Airway Heights, WA 99001

**View
Location**



BRANDON PETERSON |

509.755.7541

brandonp@kiemleahagood.com

CHAD CARPER |

509.991.2222

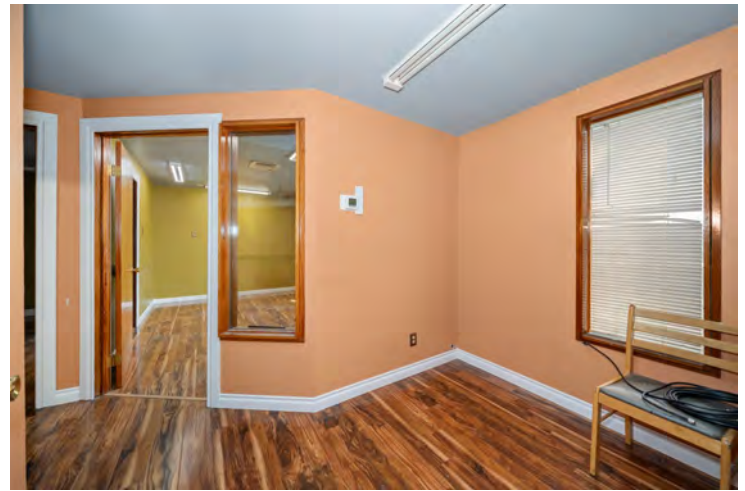
chad.carper@kiemleahagood.com



**KIEMLE
HAGOOD**

MAIN BUILDING – OFFICE

1927 S Garfield Road
Airway Heights, WA



MAIN BUILDING – APARTMENT



MAIN BUILDING – WAREHOUSE/SHOP

1927 S Garfield Road
Airway Heights, WA



BUILDING 2 – WAREHOUSE/SHOP

1927 S Garfield Road
Airway Heights, WA



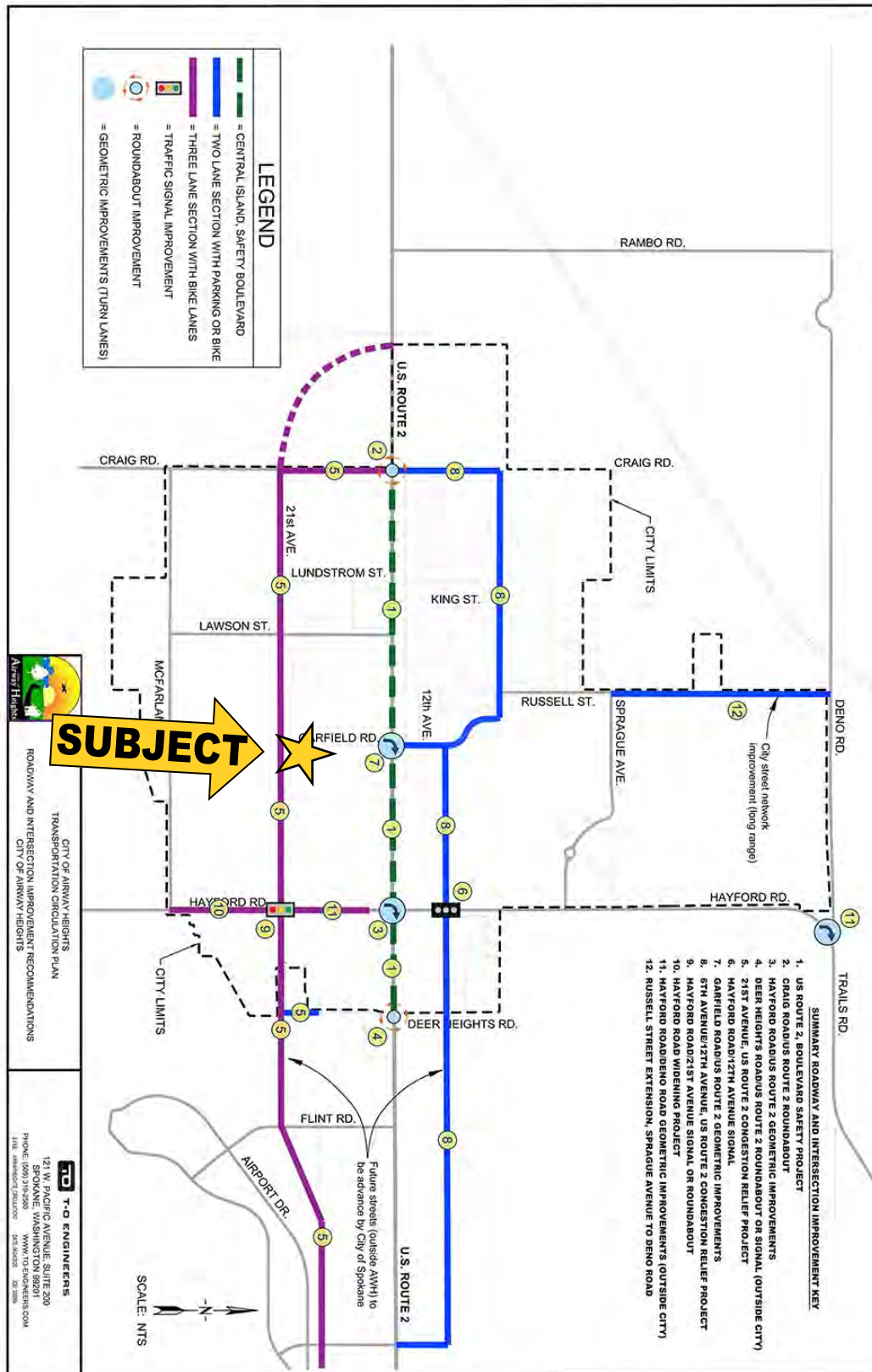


FUTURE ROAD IMPROVEMENTS

1927 S Garfield Road
Airway Heights, WA

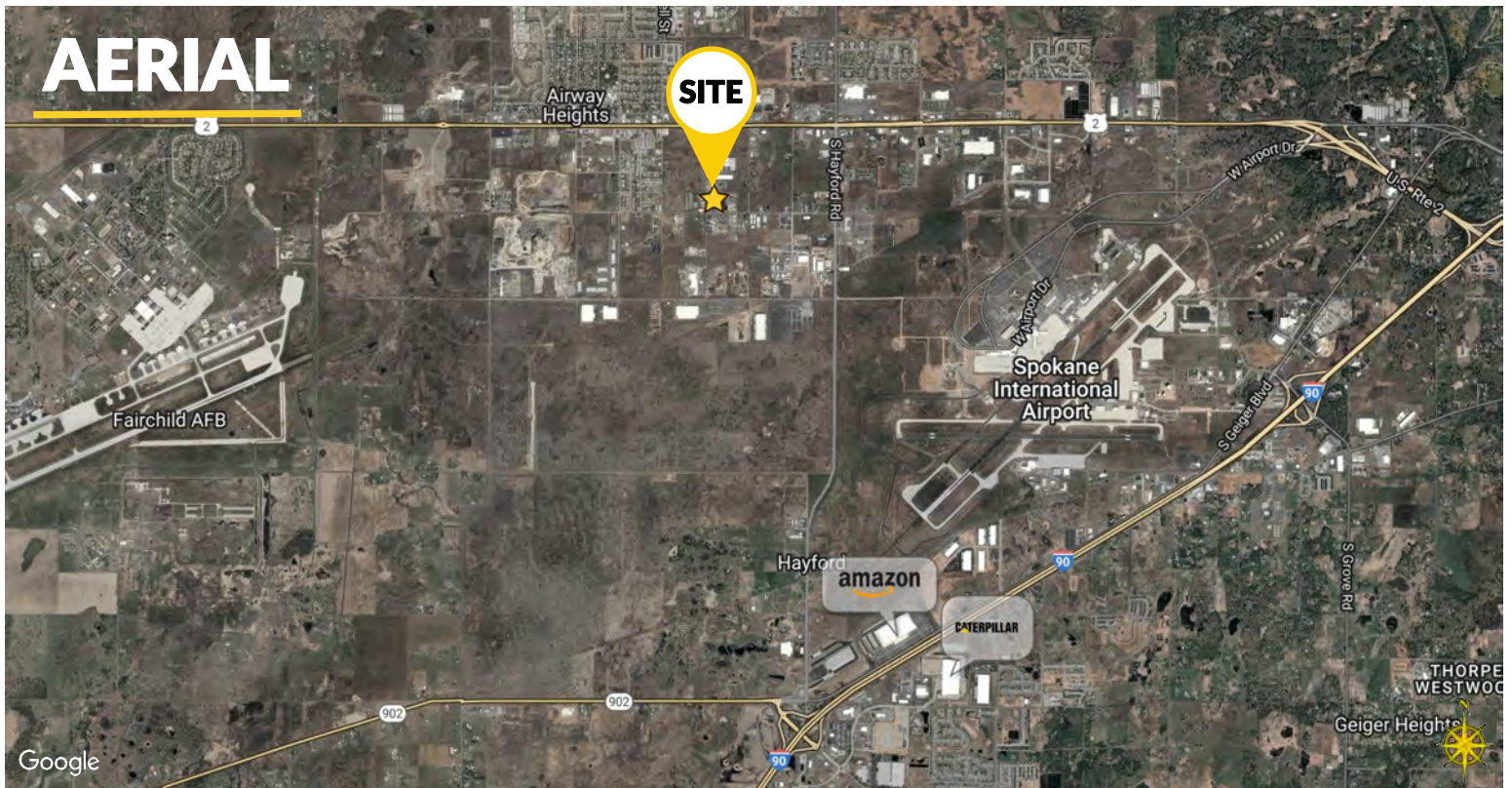
SITE is located next to the transportation circulation plan in the rapidly growing city of Airway Heights. The plan includes 11 projects, with two of the main ones on Highway 2 at Craig and Hayford roads. The Craig Road intersection is slated to be a roundabout, with one at Deer Heights Road and Highway 2 in the future as well. Other projects include widening Craig and Hayford roads, congestion relief at 21st Ave. and Highway 2, and a signal at the intersection of Hayford and 12th.

SOURCE: <https://www.srtc.org/airway-heights-transportation-plan-includes-11-projects/>





1927 S Garfield Road—Airway Heights, WA 99001



BRANDON PETERSON | 509.755.7541
 brandonp@kiemlehagood.com

CHAD CARPER | 509.991.2222
 chad.carper@kiemlehagood.com

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.