

Only 3 units left! - Discover unparalleled flexibility & convenience in Spokane Valley's newest warehouse spaces, designed to elevate your business.

• Units Available: 102,104,105

• Unit Size: 2,132 SFT

 Office/Bathroom: 266 SFT (Middle units do not have office build-out)

• Warehouse: 1,866 SFT

• OHD - 16'w x 14'h

• Ceiling Height: 16'-18'

• Year Built: 2024

 Gas unit heater in warehouse - Electric wall heaters in office/bathroom

• Power Capacity: 200 Amp - 120/220V

Price: \$1.25/SFT/NNN

Estimated NNN - \$2-3/SFT/YR

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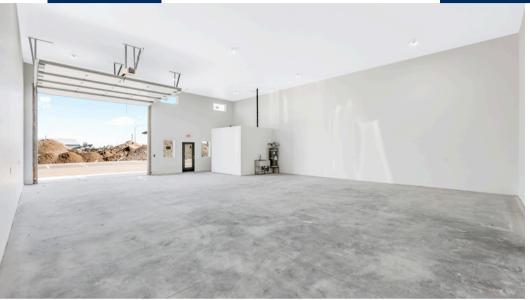
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DEMOGRAPHICS	1 MILE	3 MILE
Population	7,066	59,939
Households	3,000	25.165
Median Age	34	38
Median HH Income	\$45,718	\$56,432
Daytime Employees	4,280	35,990
Population Growth '22-'27	6.55%	5.76%
Household Growth '22-'27	6.77%	5.88%

COLLECTION STREET	CROSS STREET	TRAFFIC VOL
E. Trent Ave.	N. Lockwood Rd, W	21,486
E. Trent Ave.	N. Stegner Rd. W	20,991
E. Trent Ave.	N. Fowler Rd. E	50,482

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