

VALUABLE LAND & BUSINESS FOR SALE

DIRT/GRANITE WITH OR WITHOUT EQUIPMENT

8716 N. GREENE LN.
SPOKANE, WA 99217



OFFERING SUMMARY

Price
(Land, Business, & Equipment) **\$3,300,000**

Price
(Land & Business only) **\$2,800,000**

\$/SFT **\$7.66/SFT**

Land Area **8.39 AC**

APN **36222.9144**

Zoning **HI**

*water and power on the property



PROPERTY VIDEO - CLICK HERE

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ABOUT THE BUSINESS

SPOKANE RECYCLING & MATERIALS (SRM)

Spokane Recycling & Materials (SRM) is a leading recycling and materials company serving Eastern Washington and surrounding regions. The business specializes in converting construction and organic waste into high-value, reusable products such as crushed concrete, screened topsoil, and wood chips. Each year, the facility diverts thousands of tons of material from landfills, contributing to a more sustainable circular economy. SRM maintains strong, recurring contracts with municipalities, water districts, school systems, and regional contractors. Notably, the company has an active agreement with the University of Idaho for the supply of wood chips. SRM is well-positioned for continued growth, with scalable infrastructure and multiple expansion opportunities across Washington, Idaho, and Oregon.



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Core Products & Services include:

- Crushed Concrete – Recycled aggregate for construction and road base
- Screened Topsoil – Recycled and repurposed for landscaping and agriculture
- Wood Chips – Clean wood waste processed for institutional use
- Rock & Dirt Recycling – Sorted and repurposed for resale
- Custom Trucking & Equipment Services – Bulk material handling and hauling

Highlights & Strategic Advantages:

- Over \$6 million in hard assets and material reserves
- Established regional relationships and recurring contracts
- Proven landfill diversion and sustainability impact
- Scalable operations with opportunities for expansion into composting, roll-off rentals, and retail compost programs

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STEVEN DAINES • 509.590.9114 • STEVEN@DAINESCAPITAL.COM

WWW.DAINESCAPITAL.COM

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8716 N. GREENE LN. SPOKANE, WA

Price: \$2,800,000

Land Area: 8.39 AC

Zoning: Heavy Industrial

\$/SFT: \$7.66



14170 N. THAYER ST. RATHDRUM, ID

Sold Apr. 2025: \$1.25M

Land Area: 6.36 AC

Zoning: Industrial

\$/SFT: \$4.51



4301 N. BARKER RD. SPOKANE VALLEY, WA

Sold Jan. 2025: \$4.3M

Land Area: 12.06 AC

Zoning: Light Industrial

\$/SFT: \$8.18



4512 N. BARKER RD. SPOKANE VALLEY, WA

Sold Jan. 2025: \$1.43M

Land Area: 5 AC

Zoning: Industrial

\$/SFT: \$6.54

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DAINES CAPITAL
COMMERCIAL REAL ESTATE



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DEMOGRAPHICS	2 MILE	5 MILE
Population	17,044	161,762
Households	7,339	63,015
Median Age	38	37
Median HH Income	\$55,364	\$60,275
Daytime Employees	9,669	58,886
Population Growth '24-'29	1.3%	1.2%
Household Growth '24-'29	1.3%	1.3%

COLLECTION STREET	CROSS STREET	TRAFFIC VOL
N. Market St.	E. Lincoln Rd. S	12,164
N. Market St.	E. Magnesium Rd. S	8,760
N. Market St.	E. Magnesium Rd. N	8,424



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