



Subject Property

**FOR SALE OR LEASE**

# Airway Heights Industrial Storage Yard

**S HAYDEN RD**

Airway Heights, WA 99001

**PRESENTED BY:**

**OMAR SADAoui, CCIM**

omar.sadaoui@svn.com

WA #22008121

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$997,360   \$4.75/SF
<b>LEASE RATE:</b>	Subject to Terms
<b>AVAILABLE SF:</b>	10,890 - 209,893 SF
<b>AVAILABLE AC:</b>	0.25 - 4.82 Acres
<b>ZONING:</b>	I-2   Heavy Industrial
<b>2024 RE TAXES:</b>	\$2,471.05
<b>APN:</b>	15254.0066

## PROPERTY OVERVIEW

For Sale or Lease, this 4.82 acre industrial outdoor storage site is located on the Northwest corner of Jake Ln and Hayden Rd in Airway Heights, WA adjacent to the Airways Industrial Park. Positioned within a growing industrial opportunity zone and new market tax credit zone. Accessibility to major transportation routes such as Hwy 2, I-90, and Hayford Rd help facilitate logistics and distribution operations. Also, the site is less than 2 miles from the Spokane International Airport, and 1 mile north of Amazon's Delivery station on McFarlane Rd. No utilities are on-site currently.

## PROPERTY HIGHLIGHTS

- Fully fenced with 6' cyclone and 1.5' barbwire
- Two (2) 30' secured access gates from Hayden Rd
- Ideal for trailer/heavy equipment storage, automotive, or contractors yard
- Available to lease the site in its entirety or can be sub-divided accordingly

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**SITE PHOTO**



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**ADDITIONAL PHOTOS**



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# LOCATION MAP



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