

# WAREHOUSES WITH YARD SPACE FOR SALE

3 BUILDINGS - OFFICE, WAREHOUSE, & STORAGE

**1612 S. CAMPBELL ST.  
AIRWAY HEIGHTS, WA 99001**



**\*TOURS BY APPT. ONLY - PLEASE DND TENANTS\***

## OFFERING SUMMARY

**Price** \$1,628,400

**\$/SFT** \$150

**Office SFT** 840 SFT

**Warehouse SFT** 7,016 SFT

**Storage SFT** 3,000 SFT

**Total SFT** 10,856 SFT

**Land Size** 1.03 AC

**APN** 15261.0705

**STEVEN DAINES  
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## PROPERTY DETAILS - SERVICE WAREHOUSE

- ALSO INCLUDES:
- 2 GAS HEATERS
  - FLOOR DRAIN IN FRONT

<b>YEAR BUILT</b>	1985	<b>PARKING</b>	15 STALLS	<b>LOADING DOORS</b>	4 OHD - 16' X 12'
<b>RENOVATED</b>	2000	<b>CLEAR HEIGHT</b>	13'10" (BACK) 13'14" (FRONT)	<b>BLDG HEIGHT</b>	26'
<b>FLOORS</b>	1	<b>POWER</b>	3 PHASE 400 AMPS	<b>CONSTRUCTION</b>	METAL
<b>ZONING</b>	C-2	<b>PAINT BOOTH</b>	2 TOTAL (ONE APPROVED BY CITY, ONE NEEDS SPRINKLERS) 31' X 12' (372 SFT)		

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## PROPERTY DETAILS - OFFICE

<b>YEAR BUILT</b>	1995	<b>PARKING</b>	6 STALLS	<b>ZONING</b>	C-2
<b>FLOORS</b>	1	<b>TENANCY</b>	SINGLE	<b>CONSTRUCTION</b>	WOOD FRAME
<b>BATHROOMS</b>	1 (INCLUDES SHOWER)	*CURRENTLY UNDER RENOVATION, WILL INCLUDE NEW PAINT, NEW FLOORING, AND NEW ROOF			

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## PROPERTY DETAILS - STORAGE WAREHOUSE

- Built 1989
- 14 Total Storage Units
- Water & Sewer provided by City of Airway Heights
- Gas provided by Avista
- Power provided by Electric
- Garbage provided by Waste Management
- 100% fenced with barbed wire

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Reardan - 14.2 miles



Spokane - 8.4 miles



Medical Lake - 8.4 miles



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## **4711 S. BEN FRANKLIN LN. SPOKANE, WA**

Total SFT: 7,812 SFT  
Sold Feb. 2026: \$1.575M  
\$/SFT: \$201.61

Land Size: 3.10 AC  
YR Built: 1989



## **2207 S. LAWSON ST. SPOKANE, WA**

Total SFT: 10,230 SFT  
Sold Dec. 2025: \$1.3M  
\$/SFT: \$127.08

Land Size: 4.99 AC  
YR Built: 1990



## **5810 S. HAYFORD RD. SPOKANE, WA**

Total SFT: 6,000 SFT  
Sold May 2025: \$1M  
\$/SFT: \$166.67

Land Size: 5.26 AC  
YR Built: 1995



## **216 N. DYER RD. SPOKANE VALLEY, WA**

Total SFT: 10,844 SFT  
Sold June 2025: \$1.2M  
\$/SFT: \$110.66

Land Size: 1.32 AC  
YR Built: 1984

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DEMOGRAPHICS	1 MILE	3 MILE
Population	6,097	14,878
Households	1,994	4,803
Median Age	36	36
Median HH Income	\$61,512	\$67,151
Daytime Employees	2,021	10,404
Population Growth '25 - '30	2.59%	2.84%
Household Growth '25 - '30	2.46%	2.94%

COLLECTION STREET	CROSS STREET	TRAFFIC VOL
Sunset Highway	Garfield Rd.	49,123
W. Sunset Highway	S. Mullen St. W	20,991
W. Sunset Highway	S. Craig Rd. W	20,754



No representation, express or implied, is made as to the accuracy of information contained herein. All information is from sources deemed reliable and submitted subject to errors, omissions, change or terms and conditions without notice. Buyers are solely responsible to conduct their own due diligence to their independent satisfaction.

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