

// INDUSTRIAL LAND FOR SALE



PROPERTY DESCRIPTION

INDUSTRIAL LAND FOR SALE

**NEW Purchase Price:** \$5,250,000

Excellent opportunity for close in 20 acres flat industrial land with frontage on Trent Avenue. Approximately 12 acres of land leased to White Block Company with an additional 8 acres for redevelopment. Month-to-month leases currently generate rental income.

PROPERTY HIGHLIGHTS

- Approximately 825 feet frontage on Trent Avenue/SR 290
- Nearby access to I-90, North/South Freeway and Rail
- Adjacent to Felts Field, a 400-acre airport where more than 170 aircraft and 65 tenants are based
- Zoned Industrial (City of Spokane Valley)
- 19.54 Acres (851,226 SF)

LOCATION DESCRIPTION

Discover the vibrant surroundings of Spokane Valley, WA, a prime location for Land / Industrial investment and tenancy. Nestled along East Trent Avenue, this area offers a strategic position for businesses. With its close proximity to the Spokane Industrial Park and access to major transportation routes, the location provides unparalleled convenience for logistics and distribution. Embrace the serene beauty of the nearby Centennial Trail for recreation and relaxation or explore the diverse array of dining and retail options in the surrounding neighborhood. The area's strong industrial presence and access to a skilled workforce make it an ideal choice for investors and tenants seeking a dynamic and thriving business environment.

	SALE PRICE		SPACE SIZE	
Land For Sale	\$5,250,000		19.54 Acres	
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES	
Total Households	27,222	88,686	179,213	
Total Population	68,387	216,377	445,830	
Average HH Income	\$80,180	\$81,813	\$96,124	

// PRESENTED BY:

**CORY BARBIERI**

VICE PRESIDENT  
509.344.4901  
CBARBIERI@G-B.COM

**STEPHEN BARBIERI**

COMMERCIAL LEASING & SALES MANAGER  
509.344.4919  
SBARBIERI@G-B.COM





## // AERIAL MAPS



// PRESENTED BY:

**CORY BARBIERI**

VICE PRESIDENT

509.344.4901

CBARBIERI@G-B.COM

**STEPHEN BARBIERI**

COMMERCIAL LEASING & SALES MANAGER

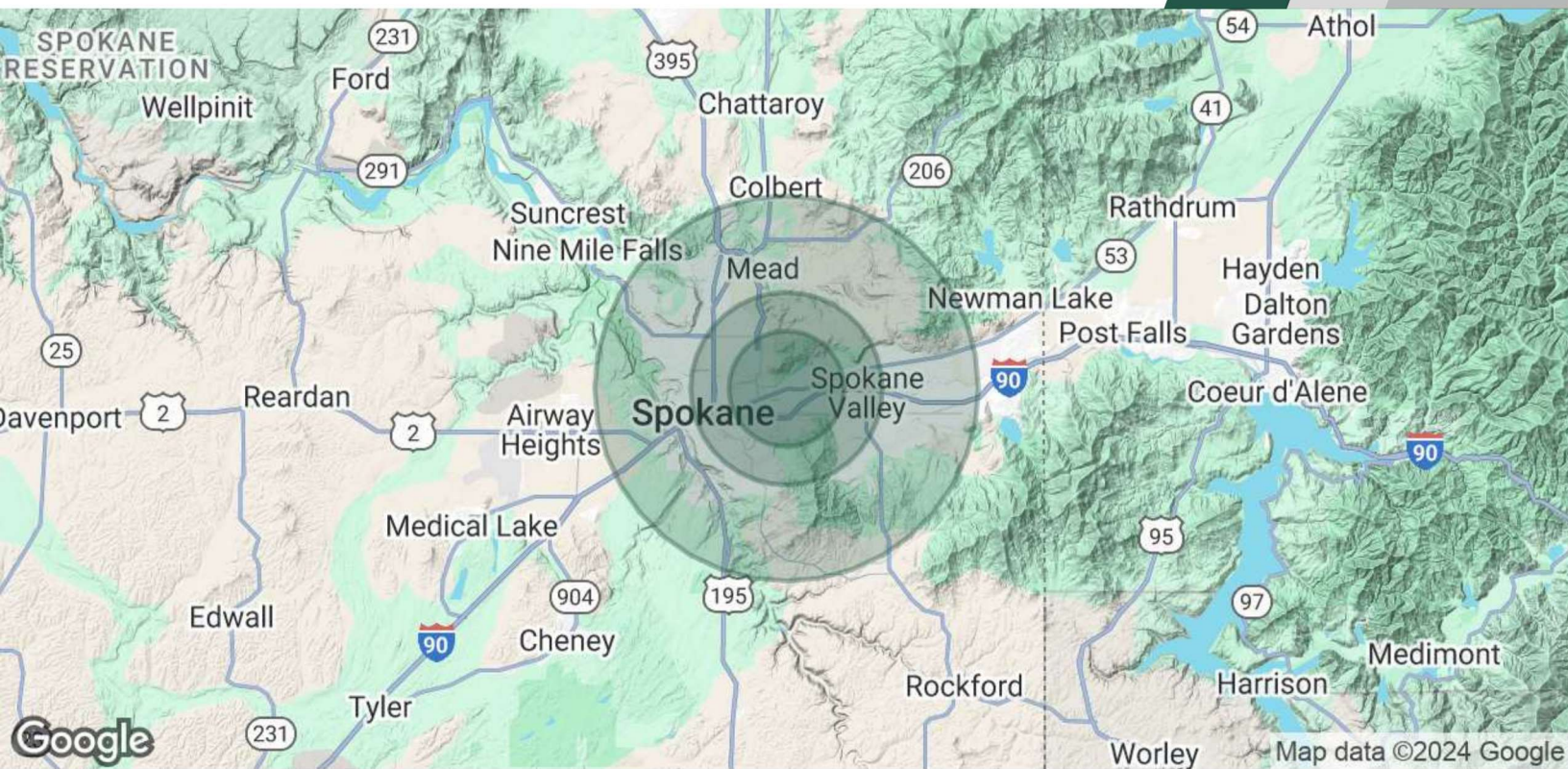
509.344.4919

SBARBIERI@G-B.COM





# // DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	68,387	216,377	445,830
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	27,222	88,686	179,213
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$80,180	\$81,813	\$96,124
Average House Value	\$354,938	\$398,195	\$453,334

Demographics data derived from AlphaMap

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