



# For Lease

*Build to Suit or Land Lease*



## *Valley Industrial Acreage*

**16xxx E. Trent Ave  
Spokane Valley, WA 99216**



**GENE ARGER, BROKER | G. ARGER CO. REAL ESTATE INC**

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# PROPERTY HIGHLIGHTS



## *Build to Suit or Land Lease*

- **Parcel #: 45011.9045**
- **3.11 Acres (135,472+/- SF)**
- **Zoning: Industrial Mixed Use (IMU),**  
Allows retail, office, light manufacturing and other light industrial uses, contractor yards.
- **Located on Trent Ave between Sullivan and Flora Roads**
- **High Visibility and near Amazon Distribution Facility**
- **Easy I-90 Access (Sullivan Rd and Barker Rd Corridors), minutes to Idaho Stateline**
- **Traffic Count: 25,300 cars per day**
- **Land Lease:**  
**\$1.45 per SF Annual and (.12 SF Monthly)**
- **New Construction Build to Suit:**  
**custom design your building that meets your specific business needs and capture the best efficiencies**
- **Rental Rate negotiable based on scope of project and specifications. Tenant Improvement allowances**
- **Will Divide, property can support one large building or smaller multiple buildings (10,000 to 50,000 SF)**
- **Property owner seasoned developer**

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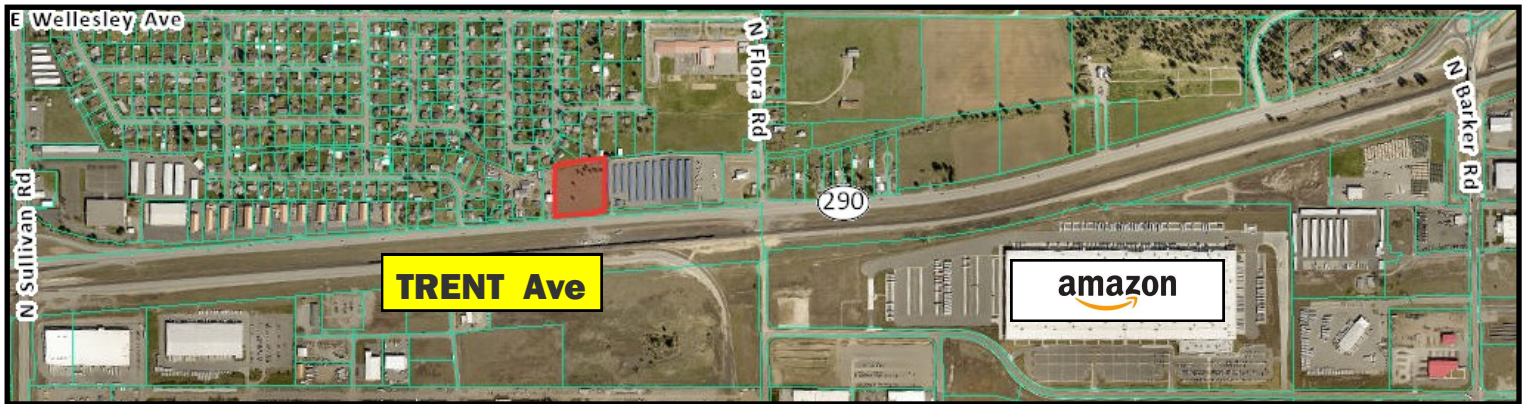


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# MAP



**Centrally located on Trent Ave between Sullivan and Barker Roads**



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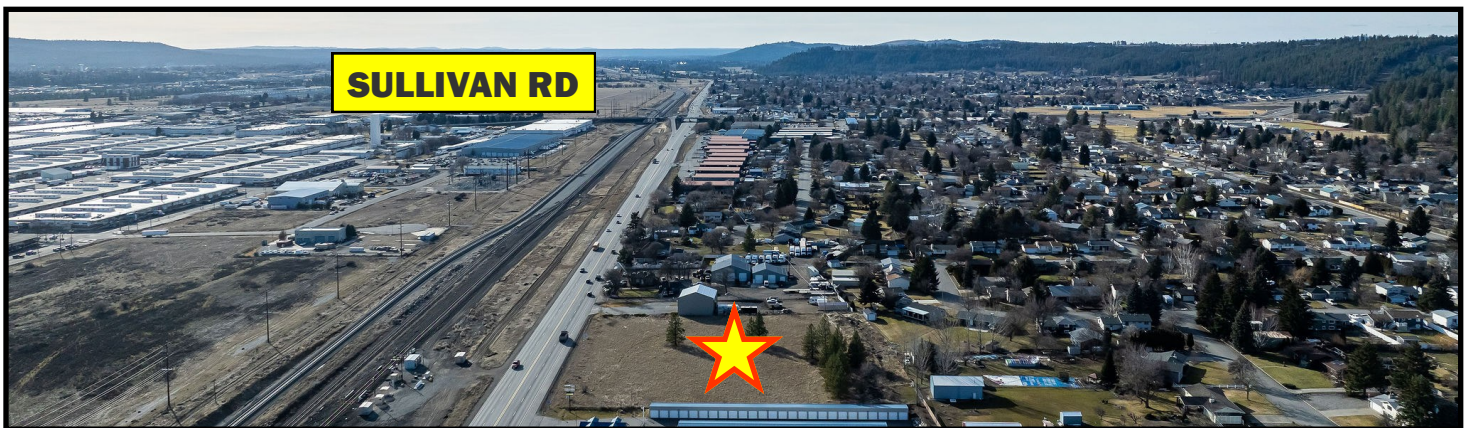


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# PHOTOS



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# ABOUT



For over **40 years** **G. ARGER CO. REAL ESTATE INC.**, has been meeting the real estate needs of hundreds of companies across the Inland Northwest and are award winning Power Broker Producers.

We offer services in commercial property sales, residential property sales, property management and landlord/tenant commercial leasing representation. Our development division specializes in build to suit as well as complete start to finish design/construct projects.

G. Arger Company is a full-service company that can handle all of your real estate buying, selling, leasing and development needs.



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