

green acres

distribution center

17710 E EUCLID AVE
SPOKANE VALLEY, WA 99216

FOR LEASE
192,306 SF

AVAILABLE NOW

Exclusively marketed by:

Darren Slackman, SIOR
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dslackman@naiblack.com

Patricia Loveall, SIOR
206 817 5551
patricia.loveall@cbre.com

NAI Black

CBRE

PANATTONI

PCCP

PROPERTY HIGHLIGHTS

greenacresdc.com

- Located near the Amazon Non-sort Center
- Planned spec construction, office, and generous TI package
- Divisible to +/- 47,000 SF
- Dock high and grade level loading
- ESFR sprinklers
- Zoned Industrial
- Immediate I-90 Access
- 30' Clear Height
- 34 Trailer Stalls
- 32 Dock Doors
- 131 parking spots
- Rail Access Available
- 3000 AMPS
- Call for rates

192,306

Total SF

concrete tilt

Construction

front

Loading

on-site

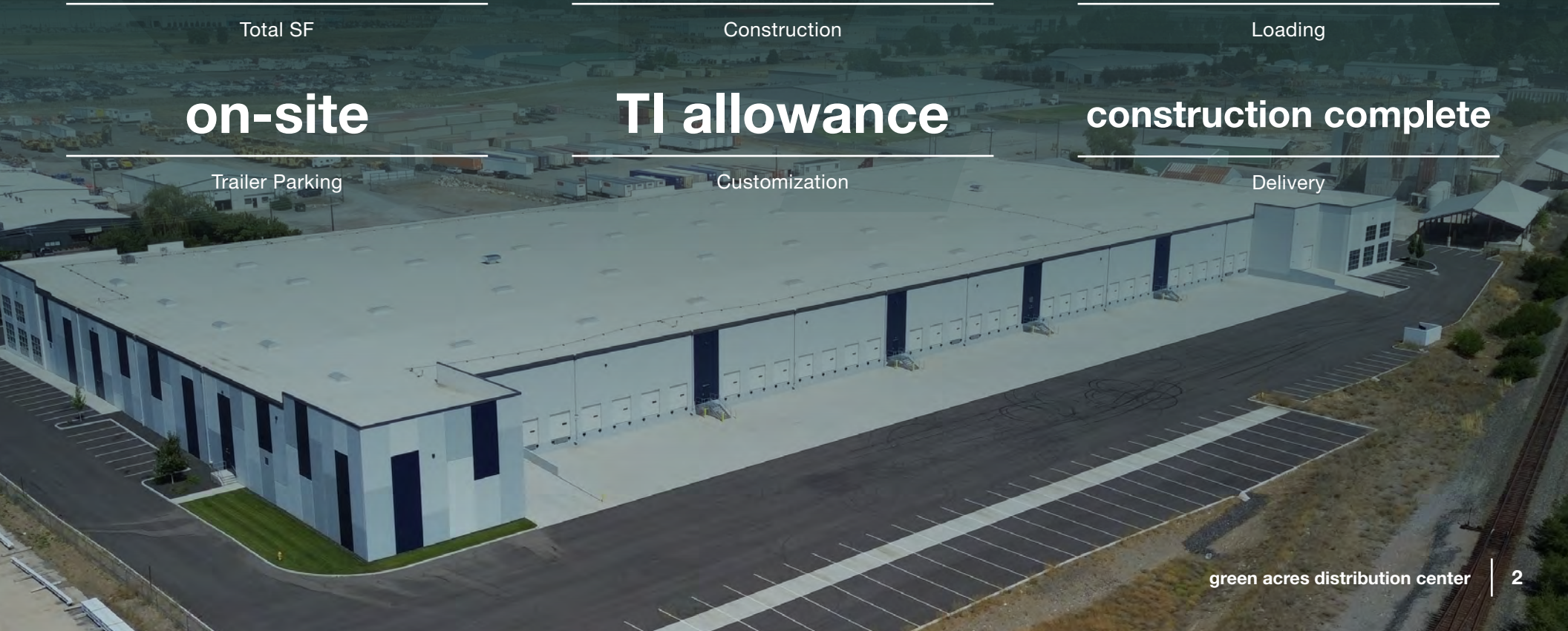
Trailer Parking

TI allowance

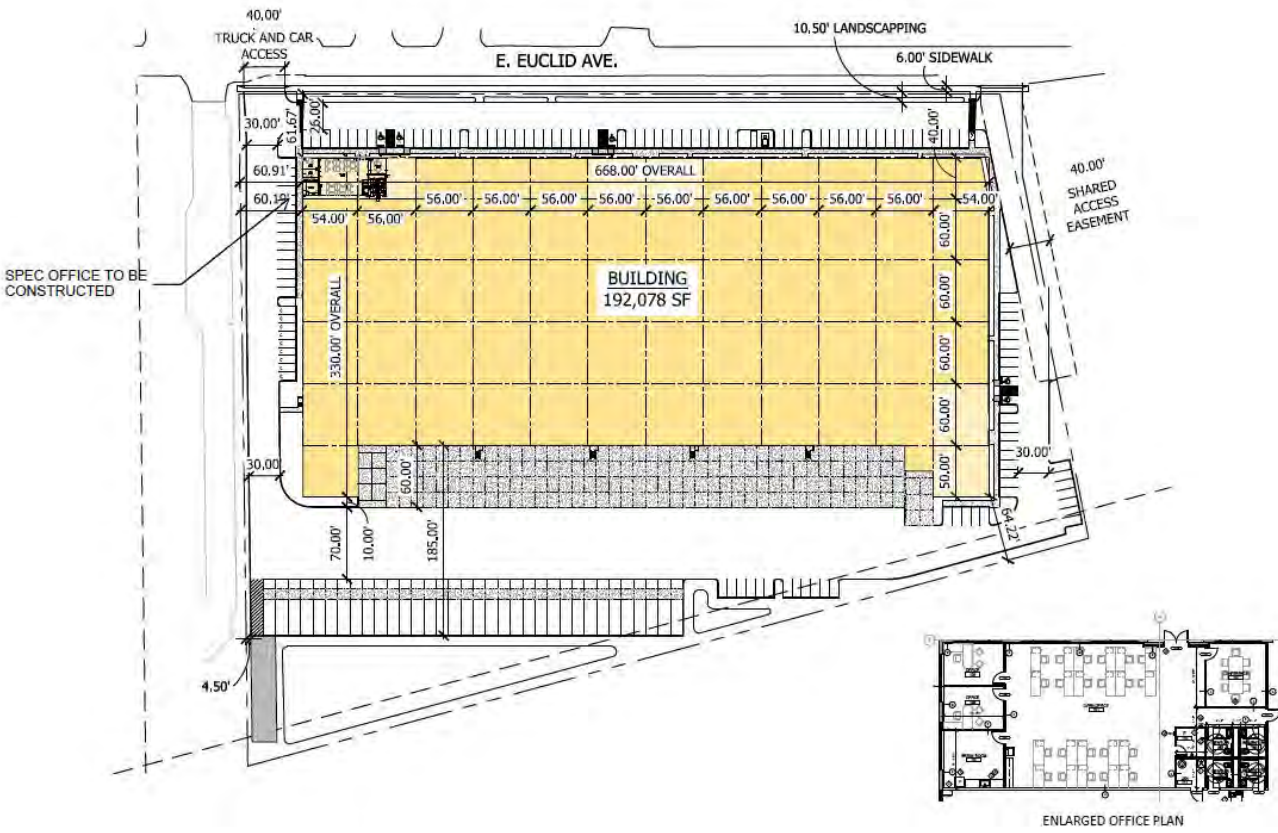
Customization

construction complete

Delivery



SITE PLAN



LOCATION



290

E Trent Ave

290

E Trent Ave

Motion Industries

Amazon

ABC Materials

MyGrant
Glass/Tire Hub

Mercer Mass
Timber

Kaiser Alutec Inc

Universal Recycling

All Western
Industry Supply

Interstate Batteries

Prime Stone
Corporation

American Tire
Distributors

Spokane Business &
Industrial Park

Green Acres
Distribution Center



Union Pacific Railroad



Union Pacific Railroad

Google

WHY SPOKANE COUNTY?

The Spokane region is the capital of the Intermountain Northwest, serving a population of almost 2 million people from Eastern Washington, North Idaho, British Columbia, and as far away as Alaska and Montana. It is a major health care, transportation, education and recreation hub.

Spokane has a diversified economy that includes advance manufacturing, aerospace, agriculture, education, finance, insurance, life sciences, health services, logistics and distribution and is also the largest labor market in Eastern Washington and Northern Idaho.

Spokane is one of the most affordable areas to operate or start a business. **Labor costs, residential and commercial real estate and utility rates are among the lowest in the region and across the nation.**

For more
information on
why you should
be in Spokane
County

[CLICK HERE](#)



559,775

Total Population



3.76%

2021 to 2023 Growth



\$23.69

Average Hourly Wage



3.1%

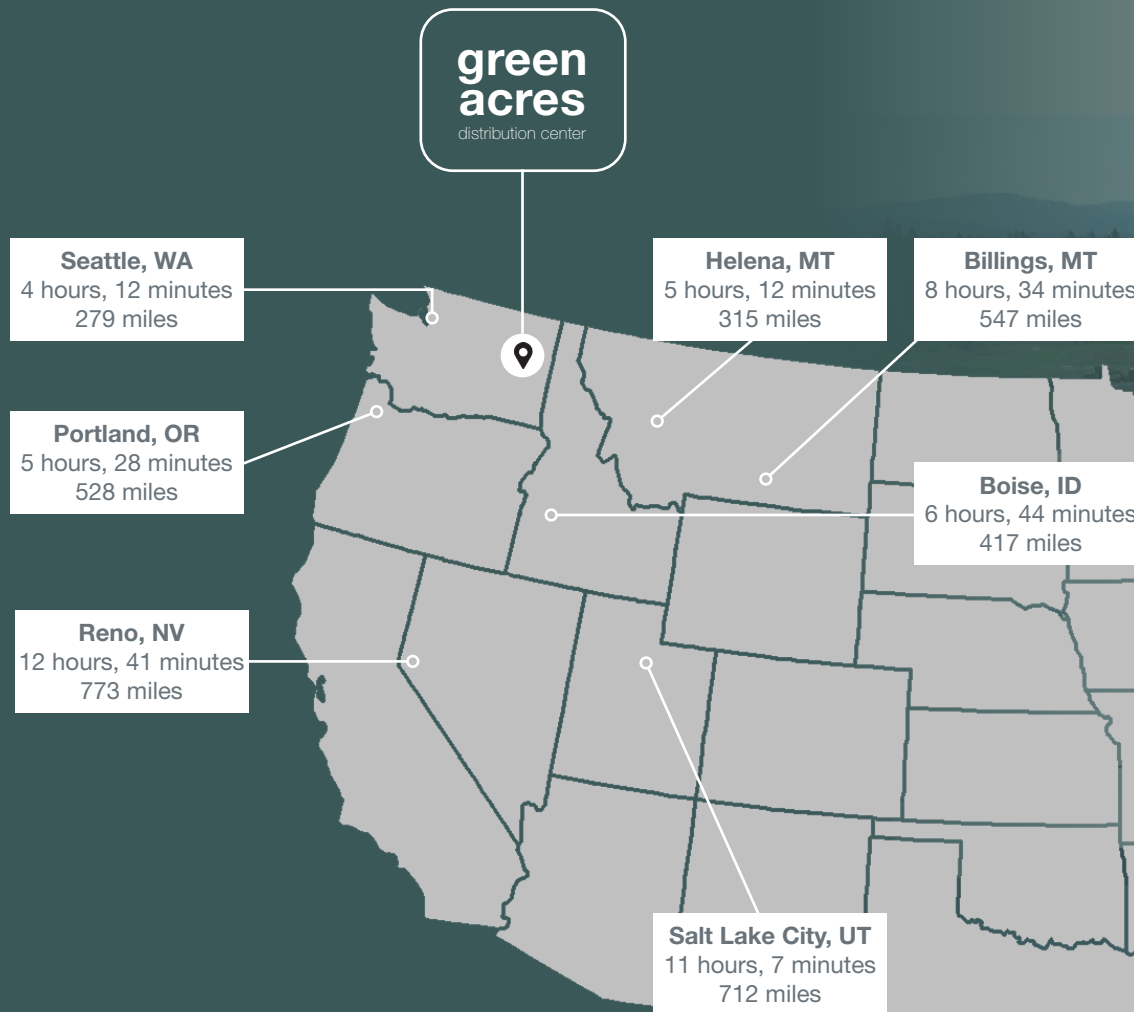
Unemployment



\$49,266

Average Annual Wage

DRIVE TIMES FROM SPOKANE



THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE, WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.



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