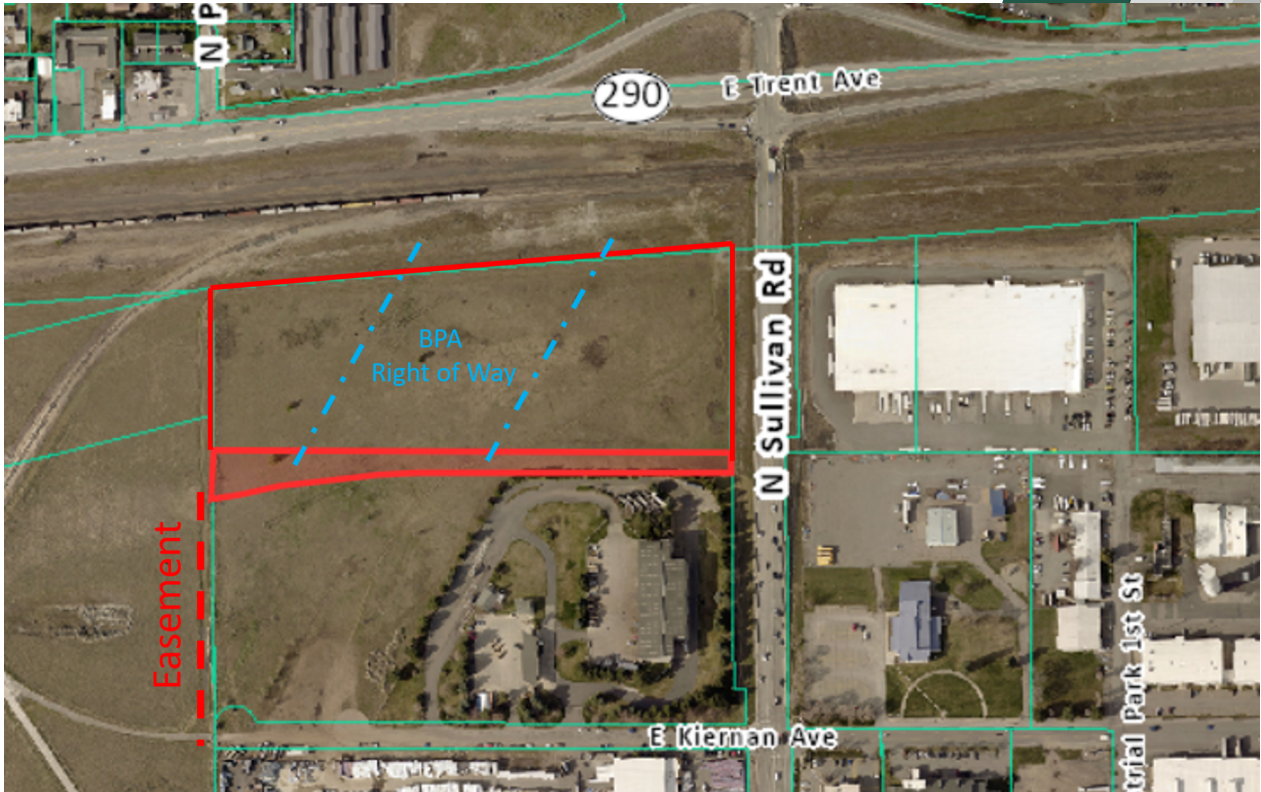


// PROPERTY SUMMARY



PROPERTY DESCRIPTION

Zoning: Industrial

Discover a prime 14-acre industrial-zoned property along Sullivan Rd in Spokane Valley, WA, strategically located with a traffic count of 20,000+ cars per day along Sullivan. Boasting connectivity, this property is less than 2 miles from Interstate 90 and offers easement access off Kiernan Ave, provided generously by the seller. Positioned adjacent to the thriving Spokane Business and Industrial Park (5+ million sq ft) and the Amazon fulfillment center (1.3 million sq ft), it presents a rare opportunity to integrate seamlessly into a robust business ecosystem. With a sizeable footprint, strategic location, and proximity to major industrial hubs, this parcel promises a lucrative investment for those seeking to establish or expand their industrial presence. Don't miss out on this chance to elevate your business in the heart of Spokane Valley.

PROPERTY INFORMATION

Two parcels for sale on the corner of Trent Ave & Sullivan Road in the Spokane Valley.

Parcel # 45021.9006 - 12.31 Acres

Parcel # 45024.9028 - 1.78 Acres

SPACE	SALE PRICE	SPACE SIZE		
Land For Sale	\$1,350,000	14.09 Acres		
DEMOGRAPHICS	1 MILE	2 MILES	3 MILES	
Total Households	2,566	13,210	27,503	
Total Population	5,829	28,376	61,260	
Average HH Income	\$56,819	\$55,467	\$63,209	

// PRESENTED BY:

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// RETAILER MAP



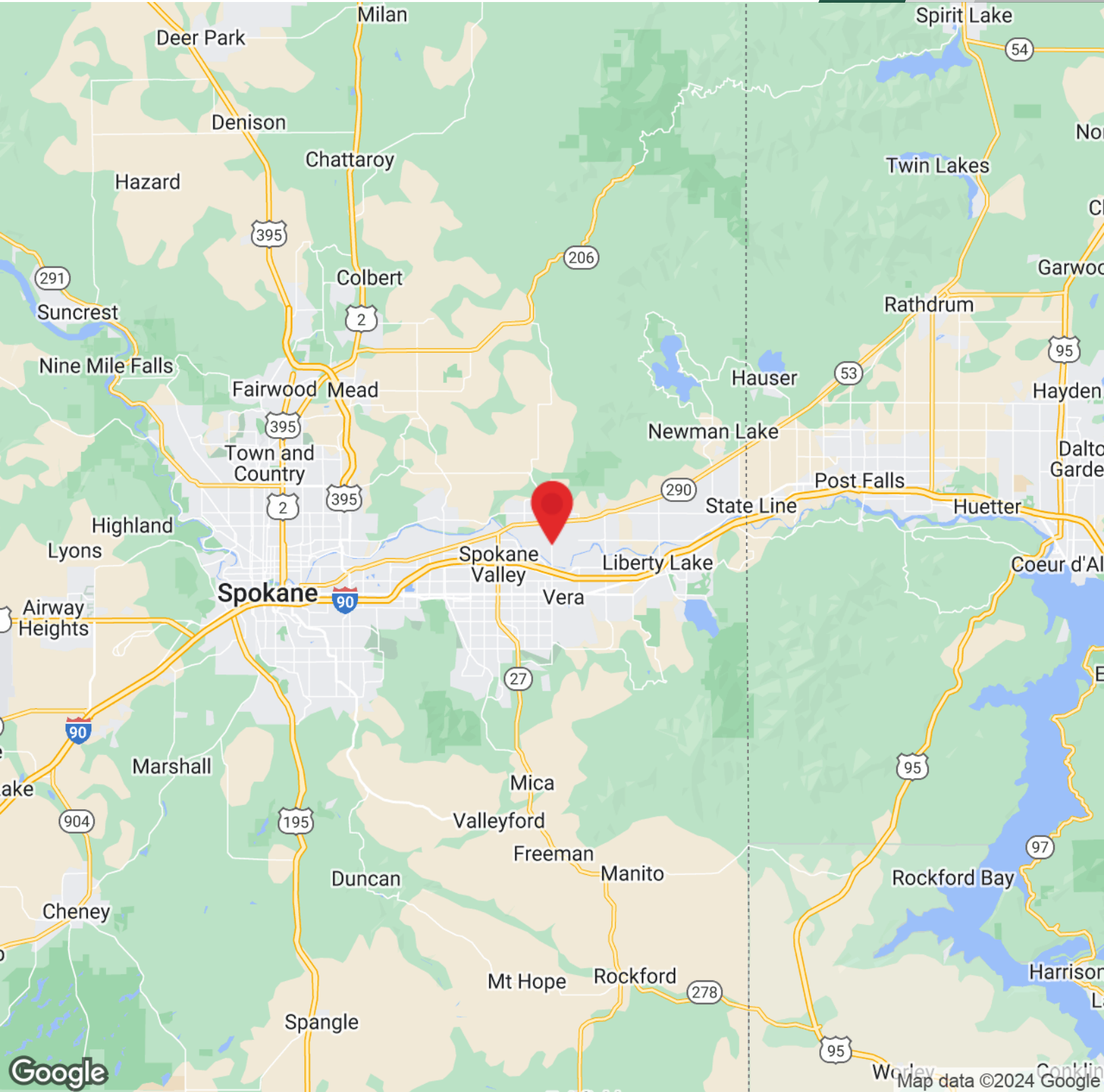
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// LOCATION MAP



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