

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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Bob Swain, CCIM
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NAIBlack

NAI Puget Sound
Properties

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

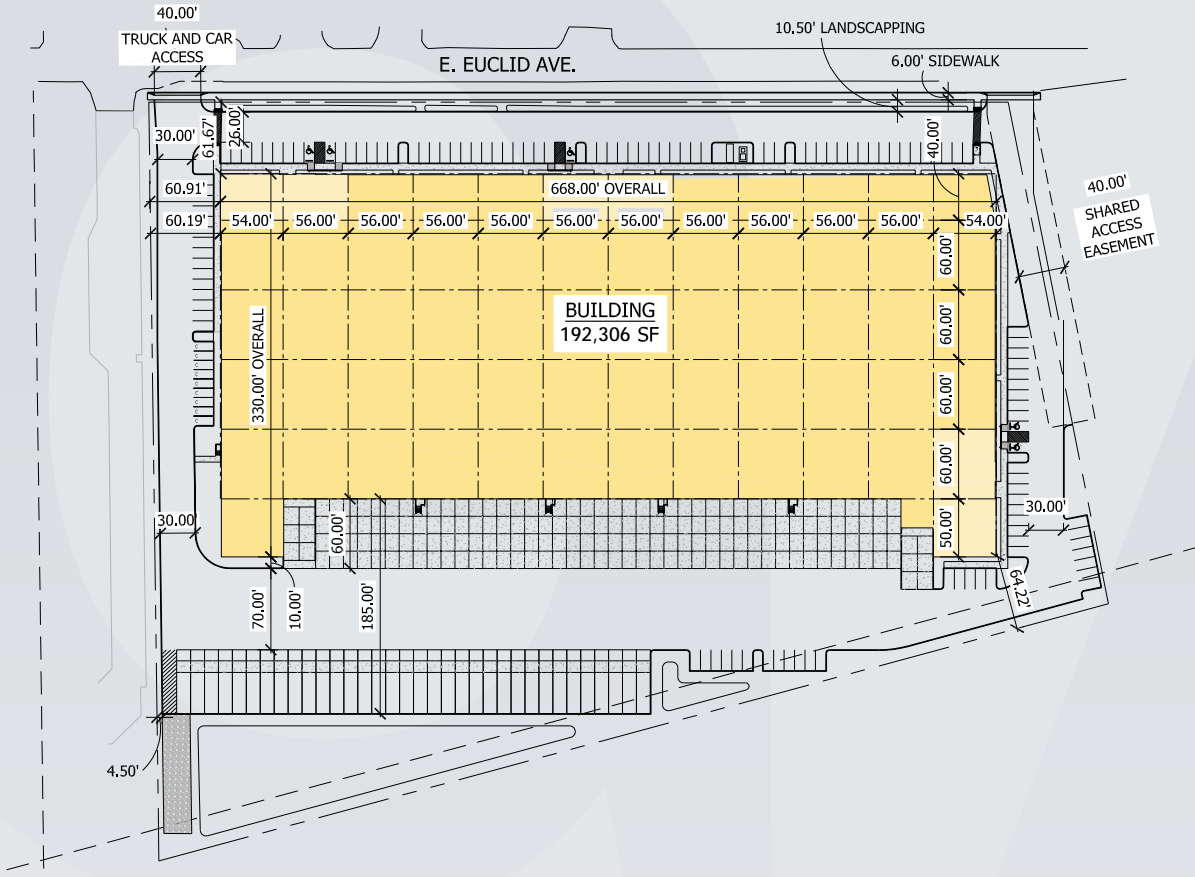
Customization

construction complete

Delivery



SITE PLAN



LOCATION



Spokane Business & Industrial Park

Kaiser Aluminum

Honeywell Electronic Materials

American Tire Distributors

Prizm Stone Corporation

Interstate Batteries

Kaiser Alutec Inc

Universal Recycling

All Western Industry Supply

Amazon

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Spokane River Centennial State Park Trail

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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

**green
acres**
distribution center

Seattle, WA
4 hours, 12 minutes
279 miles

Helena, MT
5 hours, 12 minutes
315 miles

Billings, MT
8 hours, 34 minutes
547 miles

Portland, OR
5 hours, 28 minutes
528 miles

Boise, ID
6 hours, 44 minutes
417 miles

Reno, NV
12 hours, 41 minutes
773 miles

Salt Lake City, UT
11 hours, 7 minutes
712 miles

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. G:\Shared drives\ADMIN TEAM\MARKETING\FLYERS\Outside Market County\Spokane County\Green Acres Distribution Center (17XXX E Euclid Ave)\Green Acres Distribution Center (17XXX E Euclid Ave)

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