

**1514 FLINT ROAD
SPOKANE, WA**

**INDUSTRIAL / OFFICE / LAND
FOR LEASE**



THE NEW EPICENTER OF INNOVATION

In the heart of Spokane's aerospace hub



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**LAKESIDE
COMPANIES**

PROPERTY HIGHLIGHTS

- 4.8 MW power delivered to site
- 499 parking stalls with room to grow
- Fully fenced and secure
- Logistic flexibility adjacent to Highway 2 and the airport
- Zoned industrial
- Room for expansion

±381,340 SF

Building Size

±49.93 ACRES
20 ACRES OF BUILD-TO-SUIT

Land Size

±61,290 SF
(CAN BE DEMISED TO +/-10,000 SF)

Office

±254,000 SF
(CAN BE DEMISED TO +/-10,800 SF)

Warehouse



FLOOR PLAN



PROPERTY DETAILS



- **Power:** 4.8 MW of power delivered through Avista, servicing 15,000 AMPS
- **Natural Gas:** 4" Avista service line providing 73,000,000 BTU's of capacity over 45 psi of delivery pressure
- **Water:** City of Spokane
- **Clearance Height:** Up to 28'
- **Column Spacing:** 60'
- **Dock Doors:** 15
- **Grade Doors:** 7
- **Building Systems:** Full HVAC throughout, clean / dirty vacuum pumping, compressed air serving 1000 CFM
- **Lighting:** Automated LED throughout
- **Overhead Crain:** Engineering completed to add
- **Parking:** 499 stalls with room to expand
- **Parcel No.:** 25301.9042

PHOTOS



NEARBY AMENITIES



Restaurants

- Rusty Moose
- 2West Bar & Grill
- Bruch's
- MOD Pizza
- El Comalon Mexican Restaurant
- Jersey Mike's
- Noodle Express
- Jack in the Box
- Dairy Queen Grill & Chill
- Taco Bell

- Chipotle Mexican Grill
- Papa Murphy's | Take 'N' Bake Pizza
- Starbucks
- Carl's Jr.
- Jimmy John's
- Froyo Earth
- Dutch Bros
- Mongolian Fry
- Panda Express
- McDonald's
- KFC

Retail

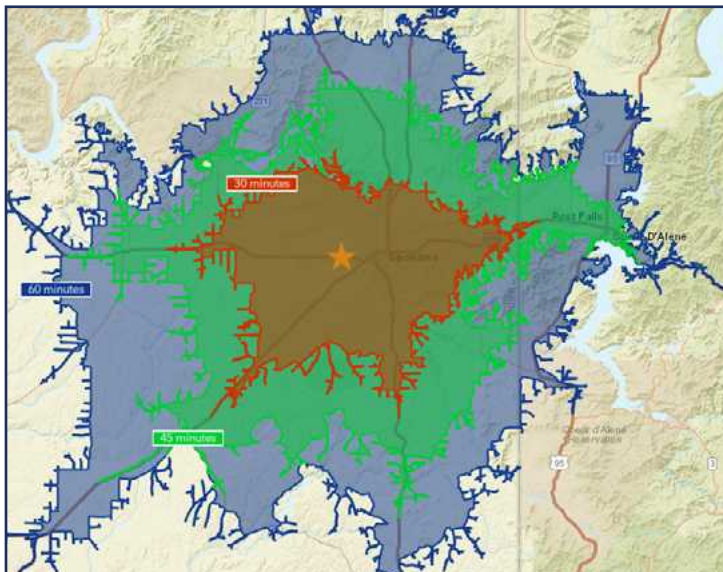
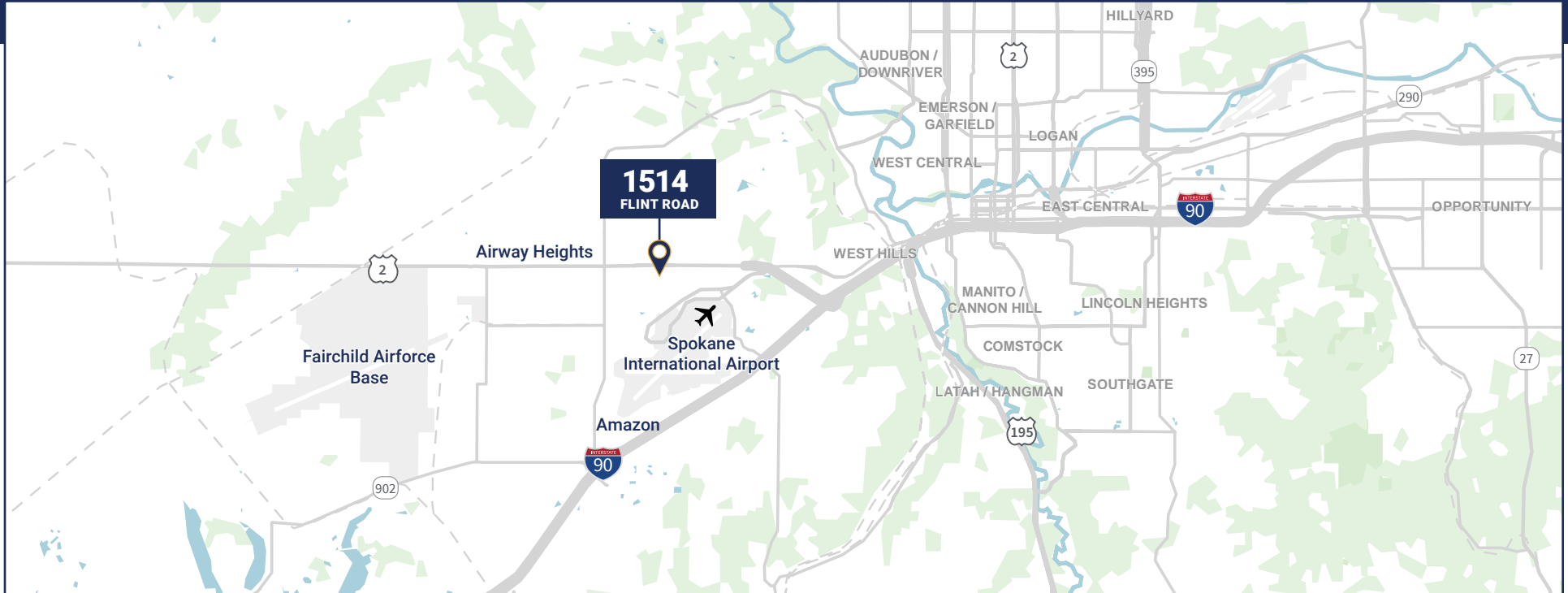
- Pizza Hut
- Wake Up Call - Airway Heights
- FedEx Ship Center
- Walmart Supercenter
- Circle K
- AT&T Store
- Great Clips
- Washington Trust Bank
- Wells Fargo ATM
- First Interstate Bank

- STCU: Airway Heights Branch
- AgWest Farm Credit
- Grocery Outlet
- Airway Heights Food Mart
- Exxon
- Chevron - Kalispel
- Les Schwab Tire Center
- Numerica Credit Union - Airway Heights Branch
- O'Reilly Auto Parts
- Mister Car Wash
- North 40 Outfitters

Hotels

- Days Inn & Suites by Wyndham Spokane Airport Airway Heights
- Ramada by Wyndham Spokane Airport
- Hilton Garden Inn Spokane Airport
- Stratford Suites

DEMOGRAPHICS

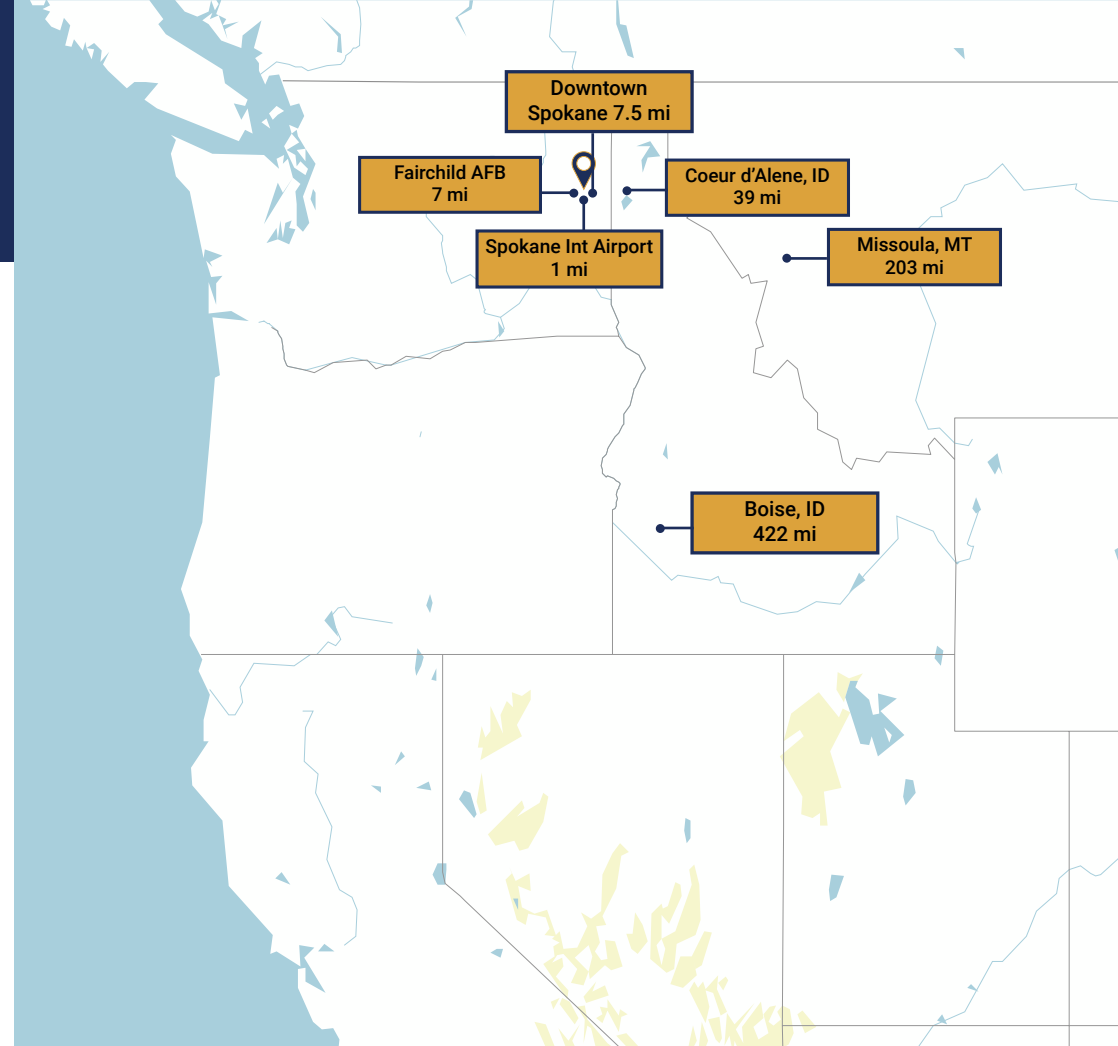


1514 S Flint Rd, Spokane	(30 minutes)	(45 minutes)	(60 minutes)
2023 Total Population	490,278	670,172	751,555
2023 Total Households	196,556	266,608	297,757
2023 Generation Z Population (Born 1999 to 2016)	113,513	152,719	169,476
2023 Millennial Population (Born 1981 to 1998)	120,525	163,111	179,302
2023 Generation X Population (Born 1965 to 1980)	89,785	125,128	141,795
2023 Baby Boomer Population (Born 1946 to 1964)	99,904	139,072	160,510
2023 Median Home Value	\$360,604	\$380,187	\$388,981
2023 Spent \$500+ on Internet Orders Last 6 Months	178,407	245,658	276,121
2023 Median Household Income	\$65,051	\$66,903	\$67,903
2023 Household Income \$100,000-\$149,999	35,123	48,709	54,627
2023 Household Income \$150,000-\$199,999	14,437	20,141	23,055
2023 Household Income \$200,000 or greater	12,451	17,451	19,857
2023 Industry: Transportation/Warehousing	11,603	15,276	16,937
2023 Industry: Manufacturing	16,494	22,584	25,484

WHY SPOKANE?

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.

For more information on why you should be in Spokane County [CLICK HERE](#)



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