

# Industrial Building **FOR LEASE**



## Industrial Building

1649 S Campbell St  
Airway Heights, WA 99001

### PROPERTY DETAILS:

|               |                       |
|---------------|-----------------------|
| LEASE RATE    | \$9.43 PSF/YR         |
|               | \$2,750 / Month       |
| LEASE TYPE    | NNN                   |
| BUILDING SIZE | ±3,500 SF             |
|               | Demisable to 1,750 SF |
| LOT SIZE      | 0.53 AC               |
|               | 23,087 SF             |
| ZONING        | Industrial            |

**KIEMLE**  
HAGOOD

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## RETAIL &amp; MERCHANTS



# Travel Times



Distance to Spokane International Airport:  $\pm 3.7$  miles |  $\pm 9$  minutes



Distance to Spokane:  $\pm 10$  miles |  $\pm 19$  minutes



Distance to Spokane Valley:  $\pm 17$  miles |  $\pm 26$  minutes



Distance to Post Falls:  $\pm 32$  miles |  $\pm 35$  minutes



Great 3,500 sf shop on over a half acre site in the path of progress in Airway Heights, WA. Situated between Highway 2 and 21st Ave on Russel Rd this property has easy access to I-90 and Spokane WA. Property is in the heart of major business developments in Airway Heights-including Amazon, Dealers Auto Auction and many other large scaled industries!

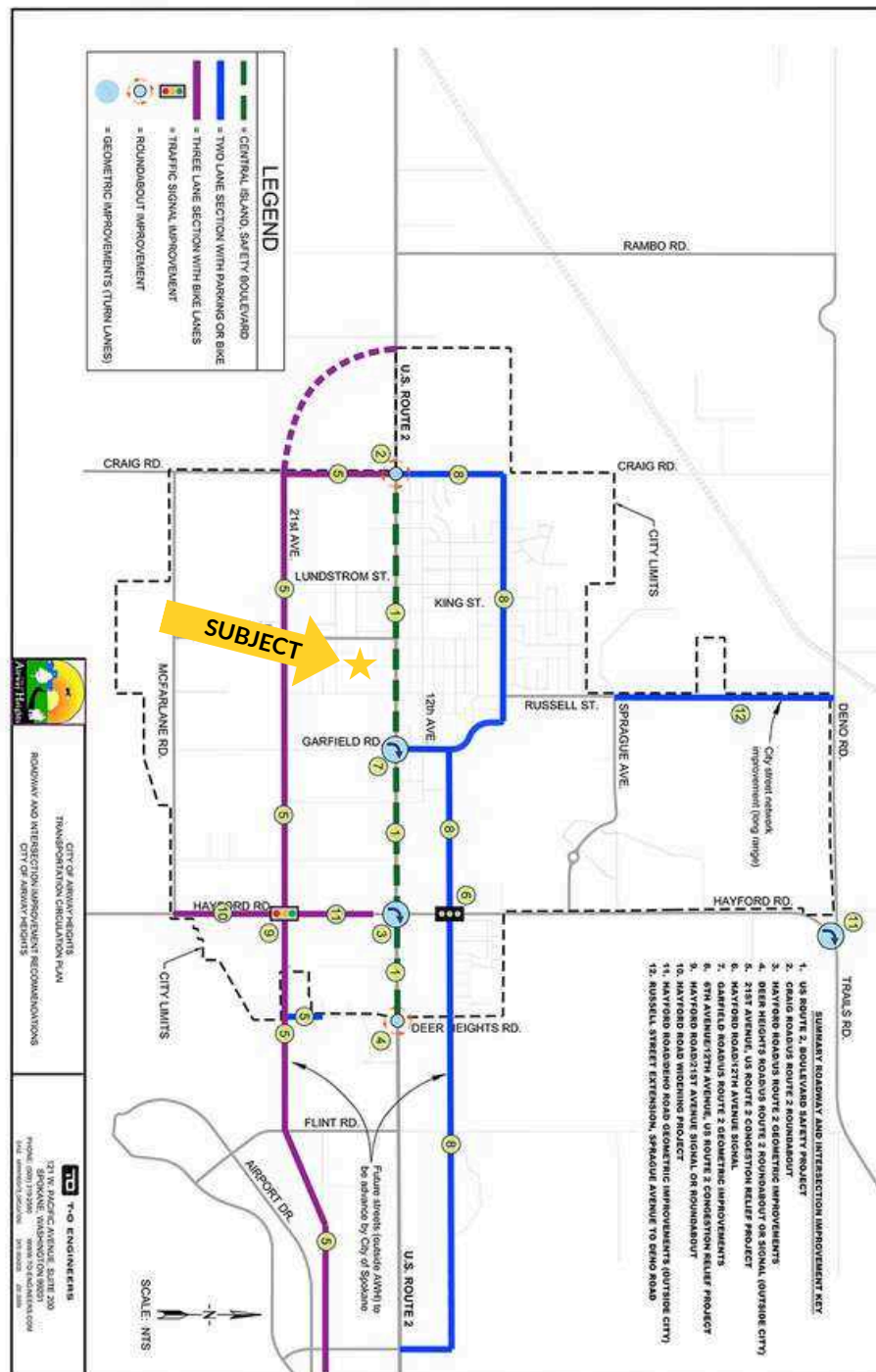
- Plumbing roughed in for two bathrooms
- Ownership willing to provide TI's for acceptable lease



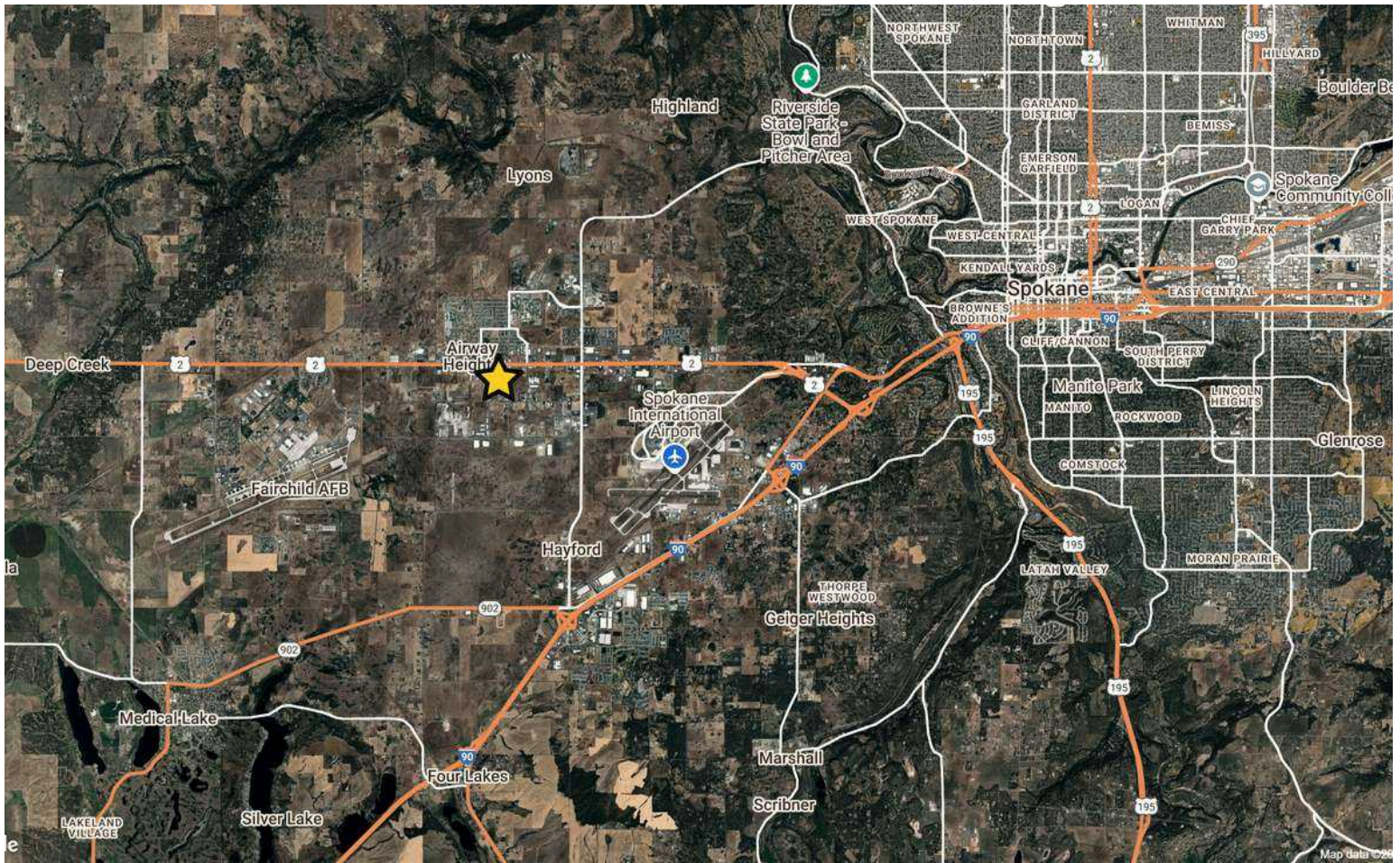
# FUTURE ROAD IMPROVEMENTS

SITE is located next to the transportation circulation plan in the rapidly growing city of Airway Heights. The plan includes 11 projects, with two of the main ones on Highway 2 at Craig and Hayford roads. The Craig Road intersection is slated to be a roundabout, with one at Deer Heights Road and Highway 2 in the future as well. Other projects include widening Craig and Hayford roads, congestion relief at 21st Ave. and Highway 2, and a signal at the intersection of Hayford and 12th.

SOURCE: <https://www.srtc.org/airway-heights-transportation-plan-includes-11-projects/>







# INDUSTRIAL BUILDING

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**VIEW LOCATION**



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## OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

1579 W RIVERSTONE DRIVE, SUITE 102  
COEUR D'ALENE, ID 83814