

**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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Jones Lang LaSalle Brokerage, Inc. RE Lic: 01856260

# 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

**60,000 SF**  
(CAN BE DEMISED TO +/-10,000 SF)

Office

**±212,600 SF**  
(CAN BE DEMISED TO +/-10,800 SF)

Warehouse



# FLOOR PLAN



# PROPERTY DETAILS

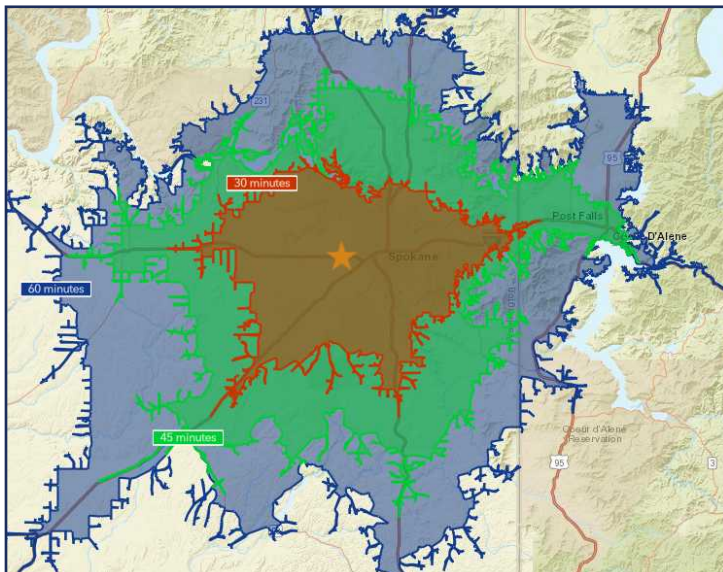
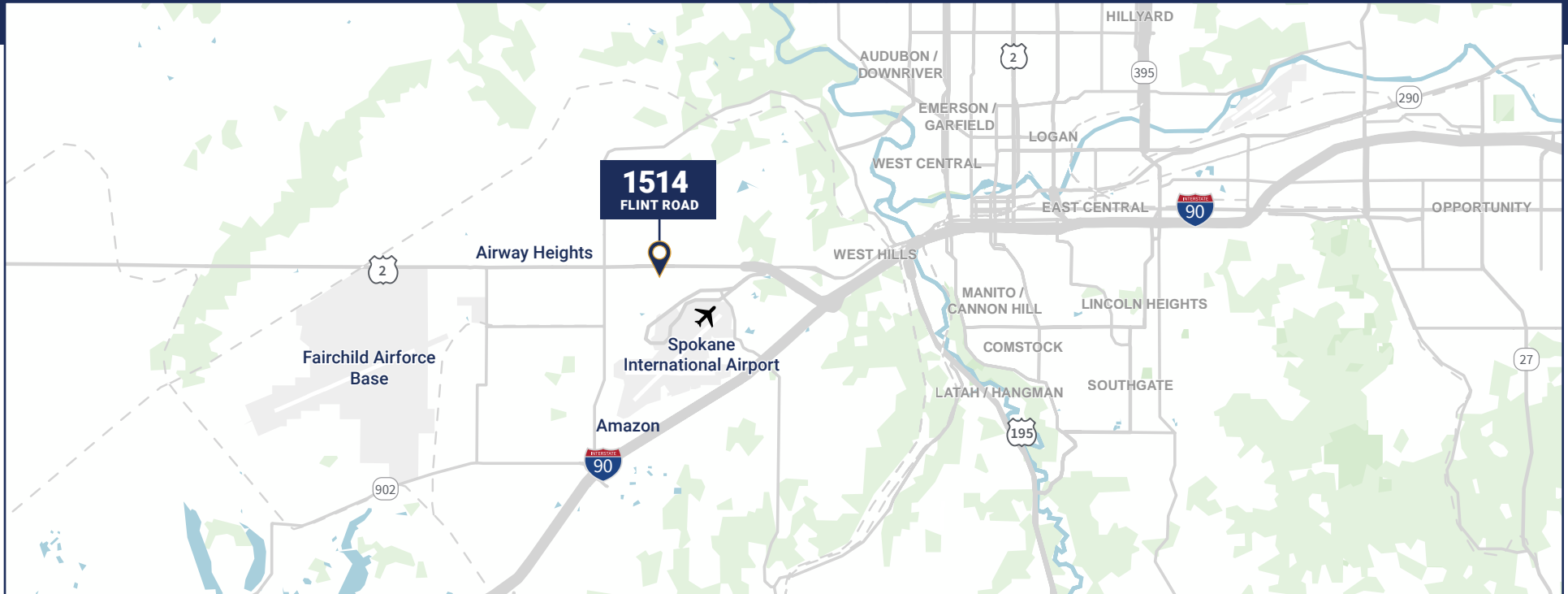


- **Power:** 4.8 MW of power delivered through Avista, servicing 15,000 AMPS
- **Natural Gas:** 4" Avista service line providing 73,000,000 BTU's of capacity over 45 psi of delivery pressure
- **Water:** City of Spokane
- **Clearance Height:** Up to 28'
- **Column Spacing:** 60'
- **Dock Doors:** 15
- **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

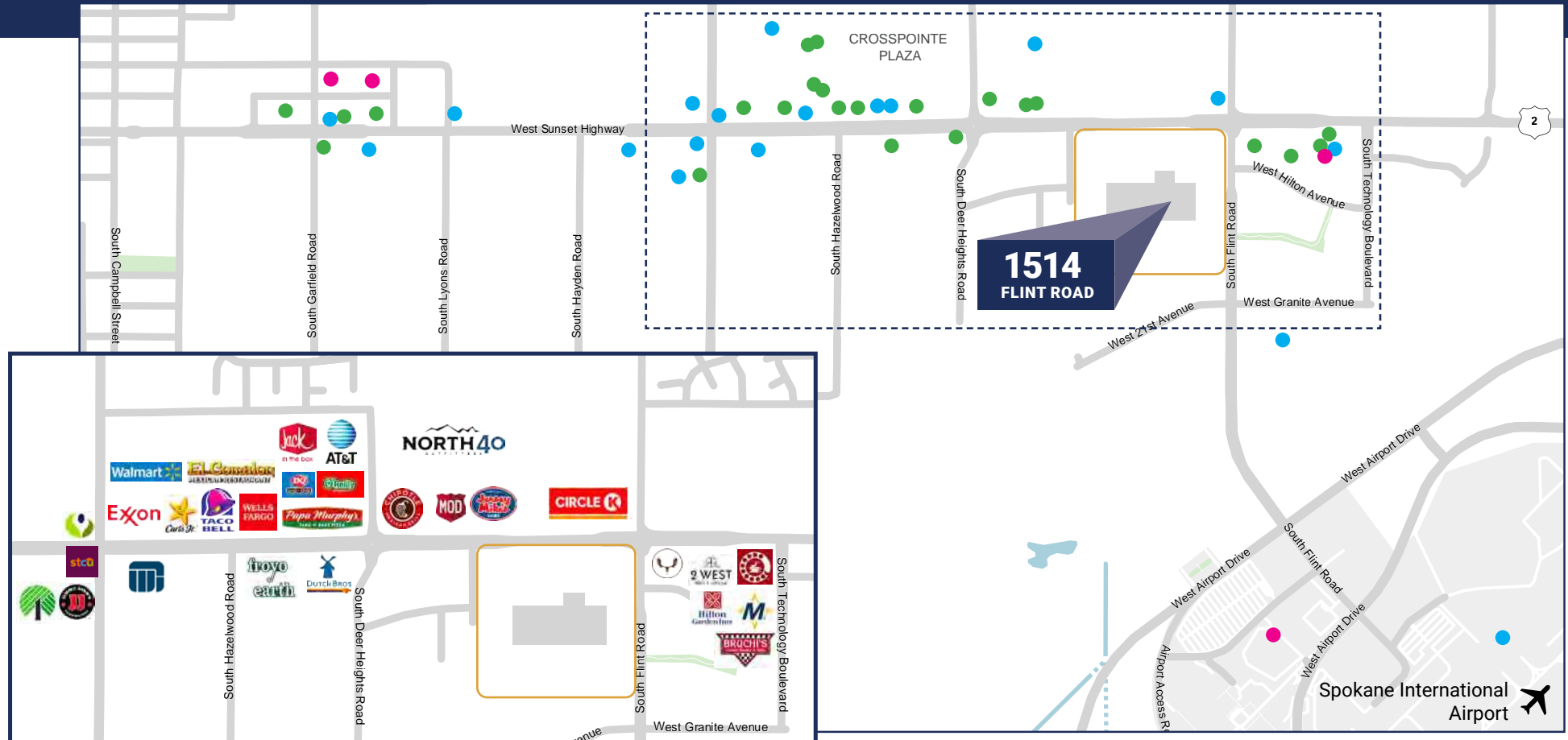


# DEMOGRAPHICS



| 1514 S Flint Rd, Spokane                  | (30 minutes) | (45 minutes) | (60 minutes) |
|---|--------------|--------------|--------------|
| 2025 Total Population                     | 503,083      | 692,517      | 778,218      |
| 2025 Total Households                     | 200,436      | 273,480      | 306,312      |
| 2025 Generation X Pop                     | 89,005       | 124,529      | 141,669      |
| 2025 Generation Z Pop                     | 118,329      | 160,296      | 177,767      |
| 2025 Millennial Pop                       | 127,136      | 170,619      | 187,189      |
| 2025 Baby Boomer Pop                      | 94,612       | 134,405      | 156,555      |
| 2025 Median Home Value                    | \$455,370    | \$483,309    | \$493,820    |
| 2025 Spent \$500+ on Internet Orders/6 Mo | 182,221      | 252,978      | 285,354      |
| 2025 Median Household Income              | \$75,130     | \$76,554     | \$77,376     |
| 2025 HH Income \$100000-149999            | 33,830       | 46,892       | 52,975       |
| 2025 HH Income \$150000-199999            | 16,508       | 24,634       | 28,568       |
| 2025 HH Income \$200,000-249,999          | 8,389        | 12,284       | 14,138       |
| 2025 HH Income \$250,000-299,999          | 4,216        | 5,902        | 6,684        |
| 2025 HH Income \$300,000-399,999          | 3,416        | 4,298        | 4,749        |
| 2025 HH Income \$400,000-499,999          | 2,156        | 3,293        | 3,886        |
| 2025 Industry: Transportation             | 9,554        | 12,790       | 14,330       |
| 2025 Industry: Manufacturing              | 15,265       | 21,237       | 24,262       |

# NEARBY AMENITIES



## Restaurants

- Rusty Moose
- 2West Bar & Grill
- Bruchi'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

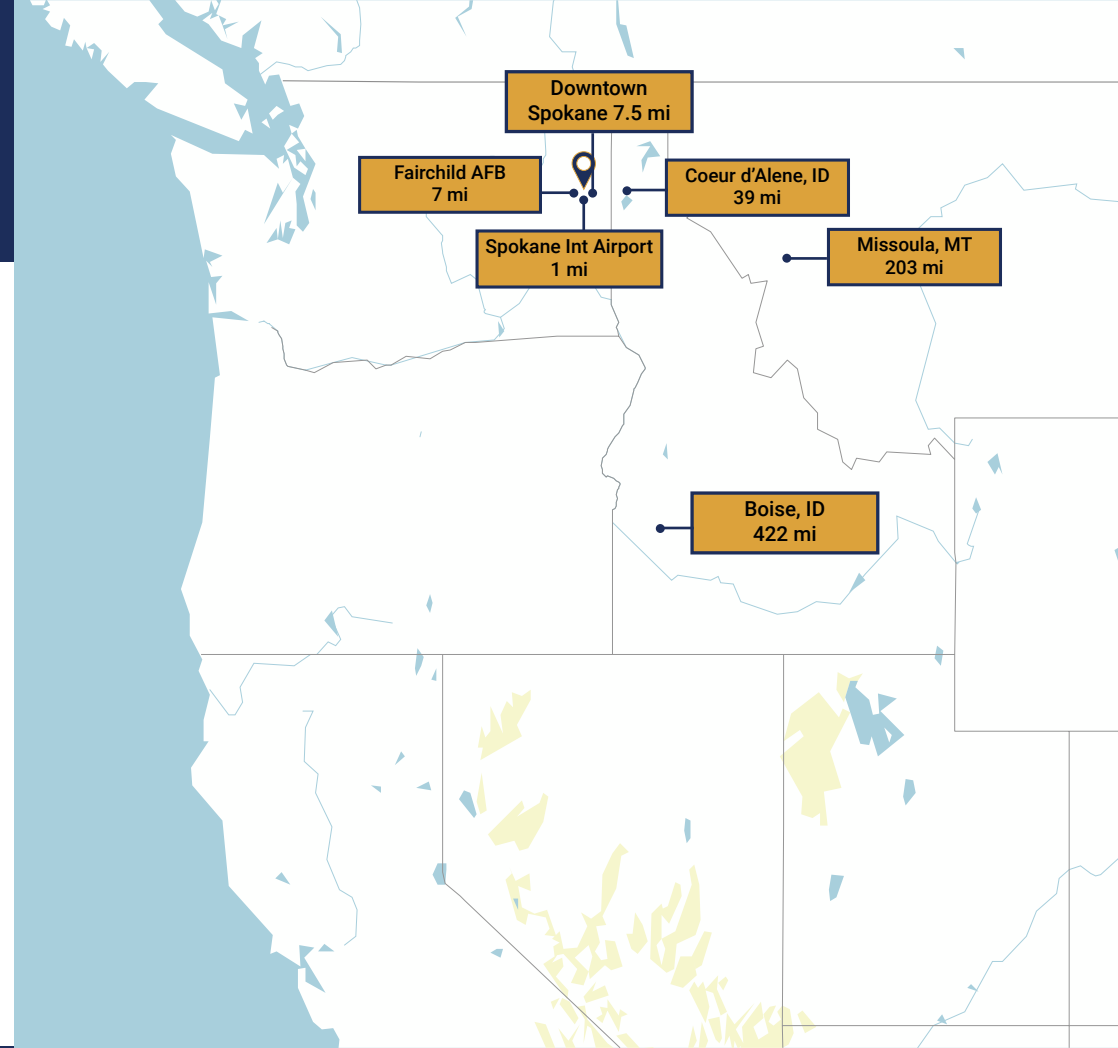
## Hotels

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

# 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](#)



## Exclusively marketed by:

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