

**TENANT  
RELOCATING!**

OPPORTUNITY  
**FOR SALE**



**Industrial Building | \$3,950,000.00 <\$117.00 PSF>**

229 N. Ella Road  
Spokane, WA 99212

**JAMES G. QUIGLEY, MANAGING BROKER**  
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**KIEMLE  
HAGOOD**

# PROPERTY OVERVIEW

229 N. Ella Road  
Spokane, WA 99212

**INDUSTRIAL OPPORTUNITY  
FOR SALE**

**Parcel Number:**

45183.9189

**Land Size:**

± 112,846 SF <± 2.59 Acres>

**Building Area:**

- First Floor Office: ± 3,353 SF  
- First Floor Whse: ± 21,915 SF  
- Mezzanine: ± 2,492 SF  
- Second Floor Office: ± 6,126 SF  
Total ± 33,866 SF  
(All areas are the inside face of building)

**Shape:**

Generally Rectangular

**Topography:**

Level at street grade

**County:**

Spokane County

**Parking:**

± 35 Stalls

**2023 Estimated Real Estate Taxes,  
Utilities & Insurance  
Expense Total:**

± \$3.50 PSF

- Est. Real Estate Taxes: ± \$0.70 PSF  
- Est. Utilities: ± \$2.14 PSF  
- Est. Insurance: ± \$0.65 PSF

**BSP Number:**

Tract A of BSP 85 – 02

**Zoning:**

Spokane Valley – Industrial (I)

**Exposure:**

Good/Excellent

**Census Tract #:**

012100

**Property Type:**

Industrial

**Ingress / Egress:**

Good/Excellent

**Frontage:**

Approximately 200 Feet  
on North Ella Road

**Longitude:**

47.660180

**Latitude:**

-117.300290



# PARCEL INFORMATION

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**Parcel Number:**

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**BSP Number:**

Tract A of BSP 85 - 02

**Zoning:**

Spokane Valley - Industrial (I)

# FOR SALE INFORMATION

229 N. Ella Road  
Spokane, WA 99212

## INDUSTRIAL OPPORTUNITY FOR SALE



### SALE PRICE: \$3,950,000.00

Building Price per SF:	\$117.00 PSF
Building Size:	± 33,866 SF
Land Size:	± 112,846 SF
Zoning:	Industrial (I)
Parcel Number:	45183.9189
BSP:	Tract A of BSP 85 - 02

### BUILDING FEATURES & IMPROVEMENTS -

#### Parking

- ± 35 Parking Stalls & abundance of Open Yard Space for Additional Parking

#### Sprinklers

- Office - none
- Warehouse - has a full fire suppression system, including a pump room; this covers the main warehouse, shipping room & mezzanine
- All areas east of the main firewall are not covered

#### Power

- Electrical - 3 Phase Power: 120/240v 3ph wire high leg

#### Roof

- Well Maintained

#### Wall Panels

- Pre-Cast concrete double tee walls

#### Air Conditioning (AC)

- Warehouse - Storage does not have AC; Shipping room has AC
- Office - All areas east of the main firewall have AC

#### Dock High Doors

- Two (2) Dock High Doors - Standard FTL/LTL height & standard dock plates
- Freight docks accommodate all standard size tractor trailers from 28' to 53', plus container trailers

#### Delivery & Pick up Dock Doors

- Two (2) additional grade/ground level doors

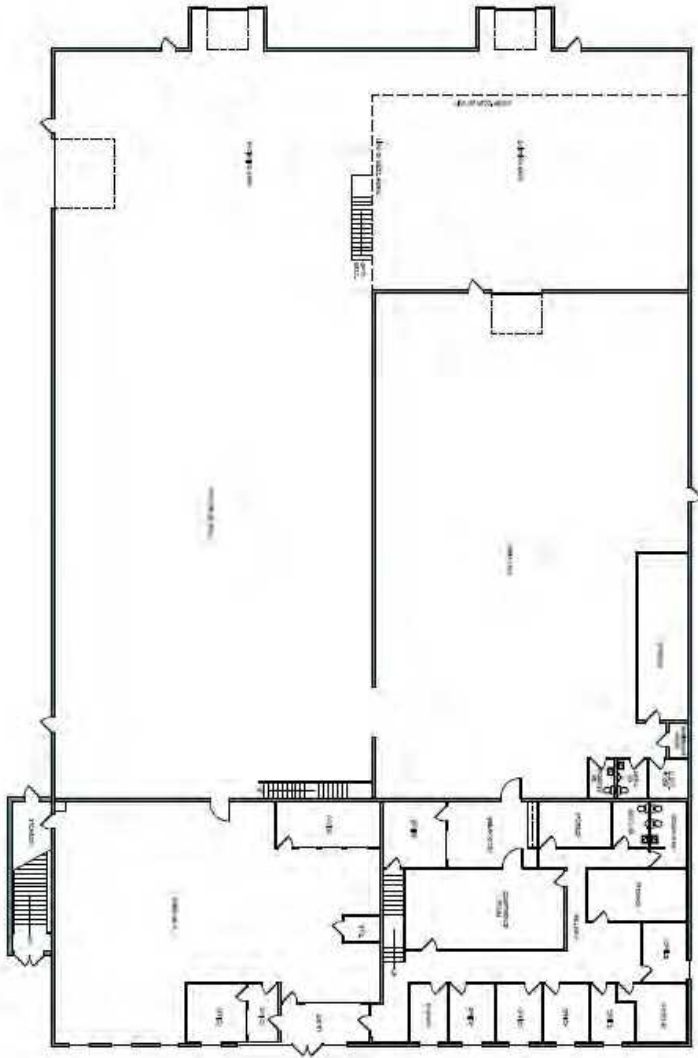


# FLOOR PLANS

229 N. Ella Road  
Spokane, WA 99212

**INDUSTRIAL OPPORTUNITY  
FOR SALE**

## 1<sup>st</sup> FLOOR



## 2<sup>nd</sup> FLOOR



\*FLOOR PLANS ARE NOT TO SCALE

# THE AREA

229 N. Ella Road  
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INDUSTRIAL OPPORTUNITY  
FOR SALE





# AERIAL VIEW

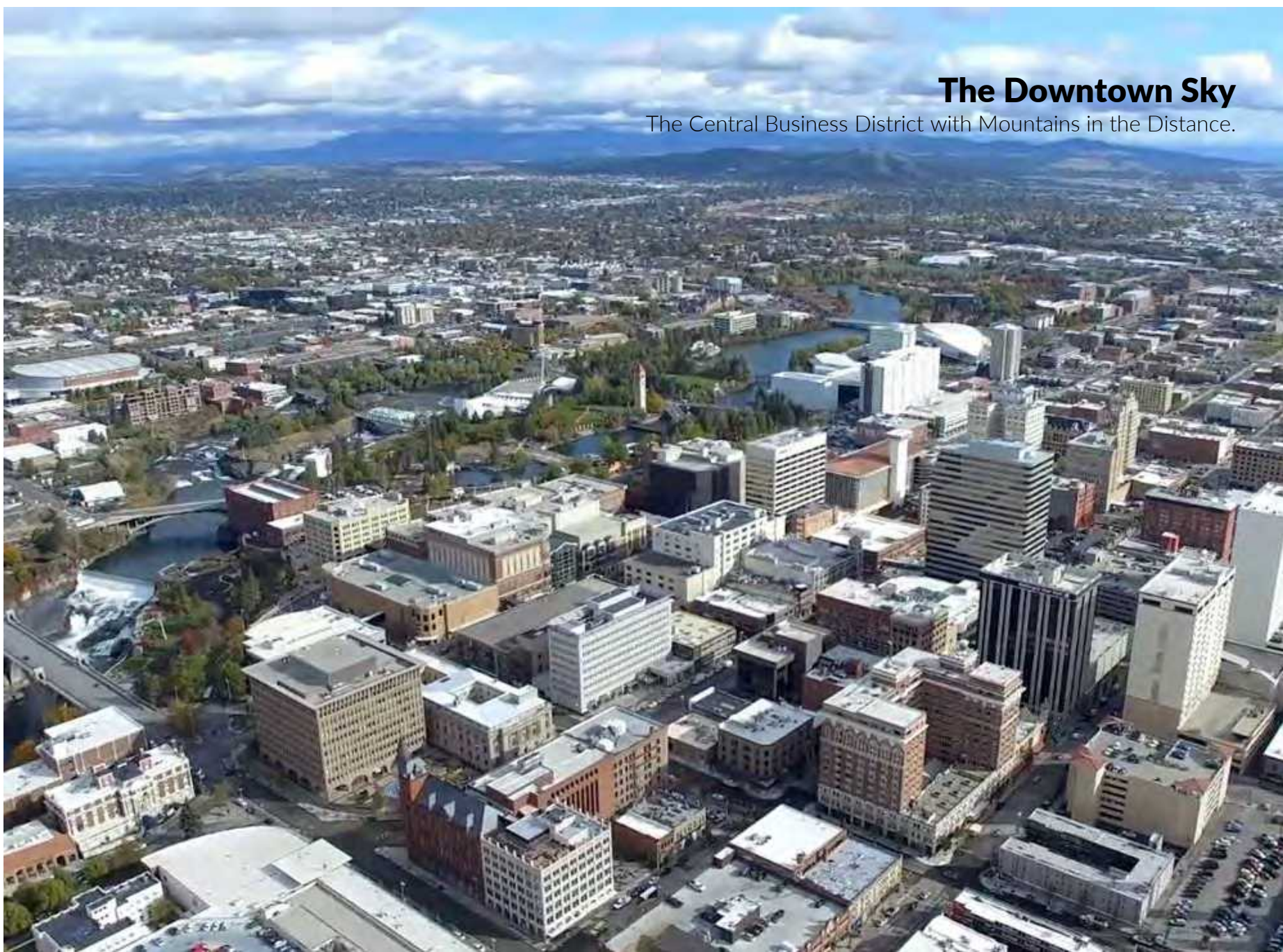
229 N. Ella Road  
Spokane, WA 99212





# The Downtown Sky

The Central Business District with Mountains in the Distance.



# REGIONAL HIGHLIGHTS

## Spokane County

Spokane, Washington / Coeur d'Alene, Idaho  
Combined MSA Area **787,939**  
2023 Estimated Population

### Demographics



2023  
Estimated  
Population  
554,484



2023  
Estimated  
Businesses  
21,728



2023  
Estimated  
Median HHI  
\$71,152



2023  
Projected  
Population Growth  
0.9%

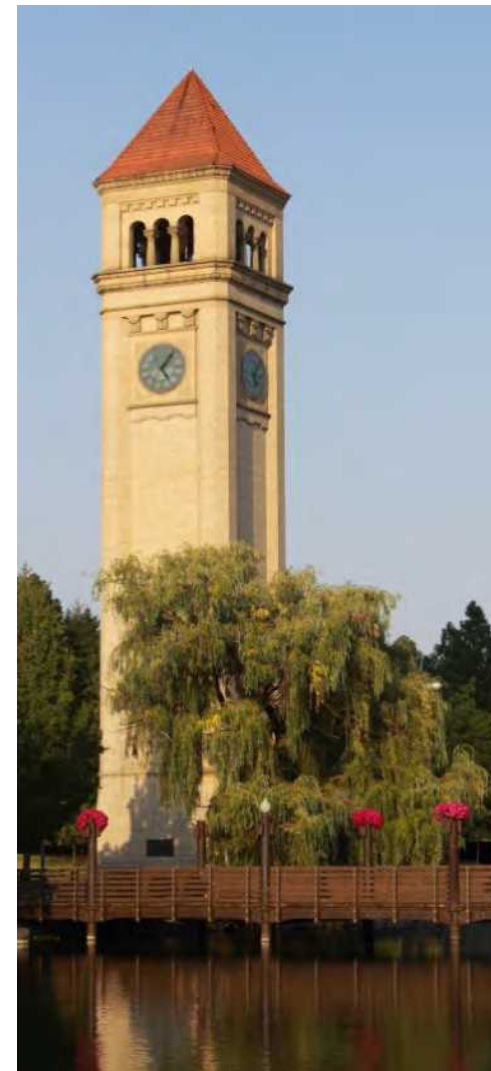
Data Source: US Census Bureau & Regis Pro

#### Spokane Valley, WA

Estimated Population (23)	105,473
Projected Population (28)	110,625
Census Population (20)	87,811
Historical Annual Growth (10-20)	1.7%
Projected Annual Growth (23-28)	1.0%
Estimated Households (23)	43,329
Average Household Income (23)	\$92,474
Median Household Income (23)	\$66,157
Median Age (23)	36.9
Estimated Total Businesses (23)	4,728
Estimated Daytime Demographic (23)	81,606

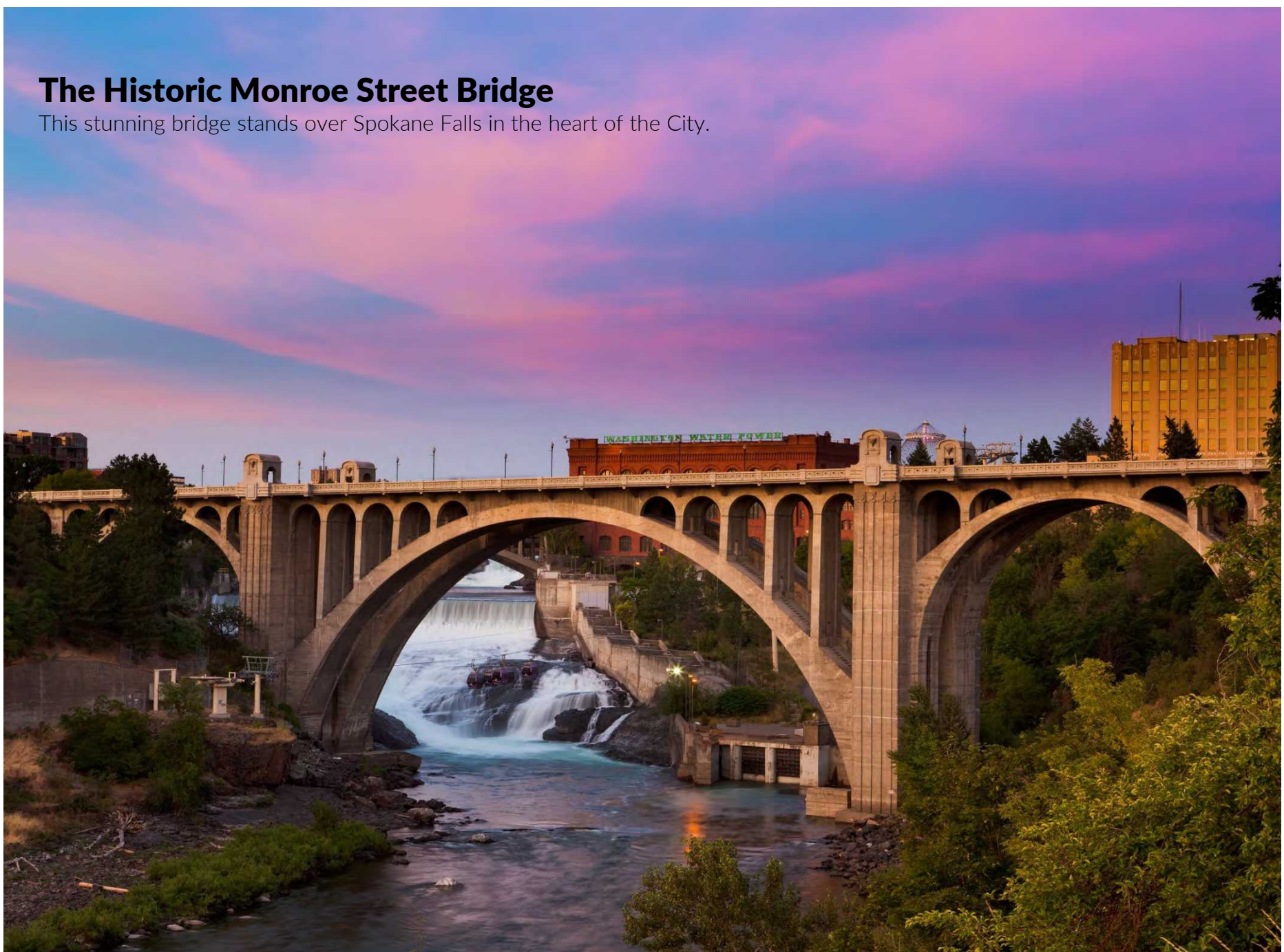
#### Spokane County, WA

Estimated Population (23)	554,484
Projected Population (28)	579,929
Census Population (20)	539,339
Historical Annual Growth (10-20)	1.4%
Projected Annual Growth (23-28)	0.9%
Estimated Households (23)	221,135
Average Household Income (23)	\$102,777
Median Household Income (23)	\$71,152
Median Age (23)	36.1
Estimated Total Businesses (23)	21,728
Estimated Daytime Demographic (23)	384,947



# The Historic Monroe Street Bridge

This stunning bridge stands over Spokane Falls in the heart of the City.



# HIGHER EDUCATION

## Colleges and Universities



**Public Undergraduate and  
Graduate University  
Founded in 1882**

Number of Students: +/-10,892  
City: Cheney and Spokane  
Two campus site. Main campus in  
Cheney.



**Community College for  
Extended Learning  
Founded in 1963**

Number of Students: +/-7,081  
City: Spokane  
Two city locations.



**Private Undergraduate and  
Graduate University, Law School  
Founded in 1887**

Number of Students: +/-7,381  
City: Spokane



**Private Undergraduate and  
Graduate University  
Founded in 1890**

Number of Students: +/-2,592  
City: Spokane



**Public Undergraduate and  
Graduate University,  
Medical School  
Founded in 1889**

Number of Students: +/-29,843  
City: Pullman and Spokane  
Main campus in Pullman  
Distance to Pullman: 72 mi



**Public Undergraduate and  
Graduate University  
Founded in 1889**

Number of Students: +/-11,507  
City: Moscow, Idaho  
Distance: 90 miles

## Higher Education Breakdown



**Spokane County**

Associate Degree: 13.2%

Bachelor Degree: 21.0%

Graduate Degree: 12.1%

Any College (Some or Higher): 71.4%

# BUSINESS SECTOR

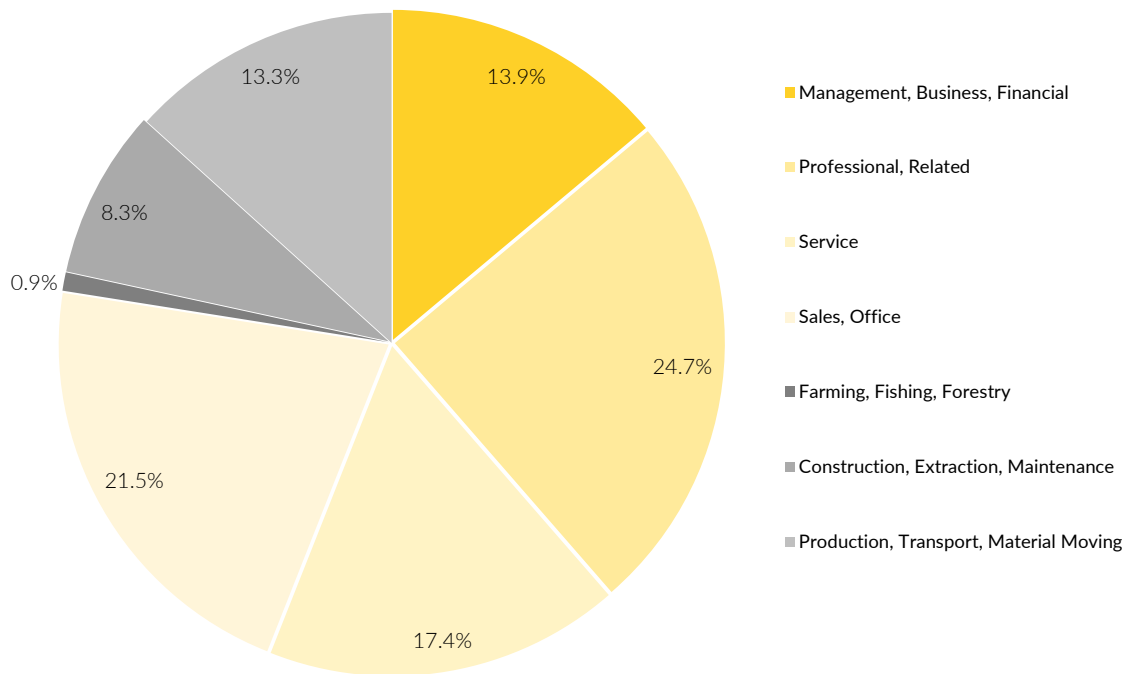
## Spokane County

### Current Unemployment Rate

Spokane County 5.0%  
City of Spokane 5.3%

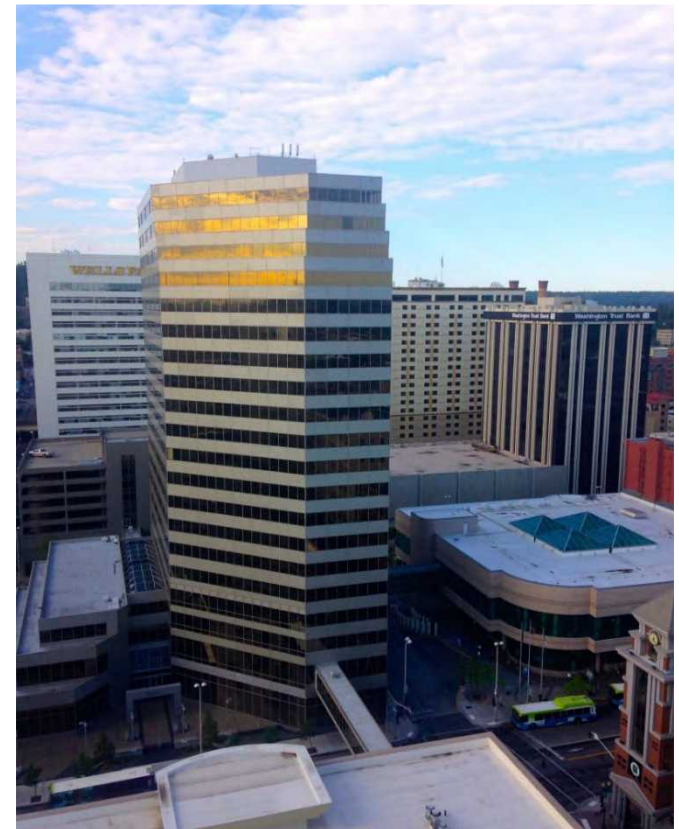
### Industry Breakdown

Spokane County



### Occupational Classifications

Blue Collar: 104,087 Employees  
White Collar: 156,981 Employees



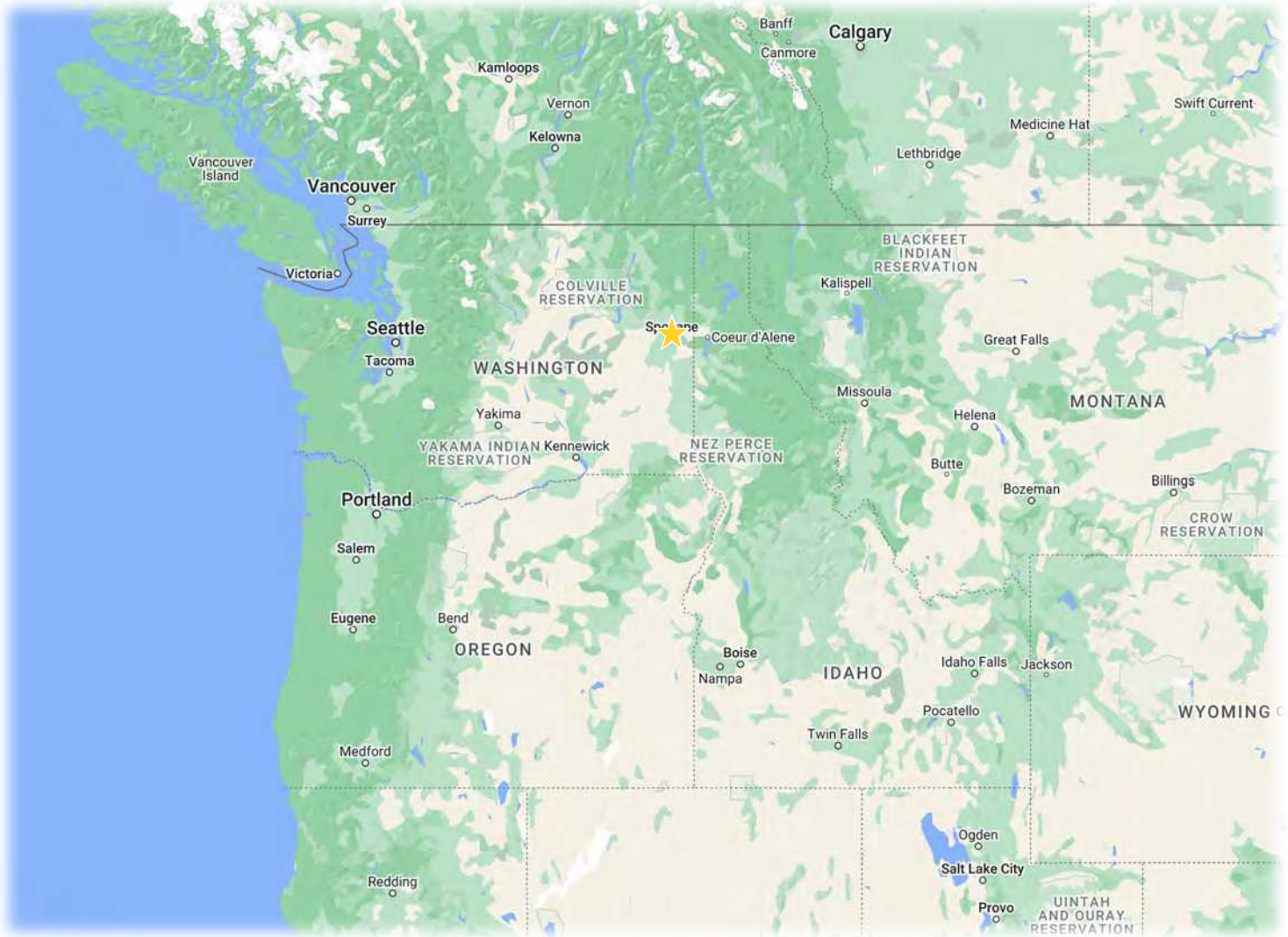
# Natural Beauty of the Region

Riverside State Park – The Bowl & Pitcher Recreation Area



# THE LOCATION

The City of Spokane is centrally located in the Intermountain Northwest.



Distance  
to >>>

**Coeur d'Alene, ID**

1 hr | 38 mi

**Tri Cities, WA**

2 hrs 24 min | 148 mi

**Missoula, MT**

3 hrs 28 min | 202 mi

**Seattle, WA**

4 hrs 24 min | 285 mi

**Portland, OR**

5 hrs 38 min | 358 mi

**Boise, ID**

6 hrs 48 min | 428 mi

# INDUSTRIAL OPPORTUNITY FOR SALE

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For more information on this opportunity:



601 WEST MAIN AVENUE, SUITE 400 | SPOKANE, WA 99201

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