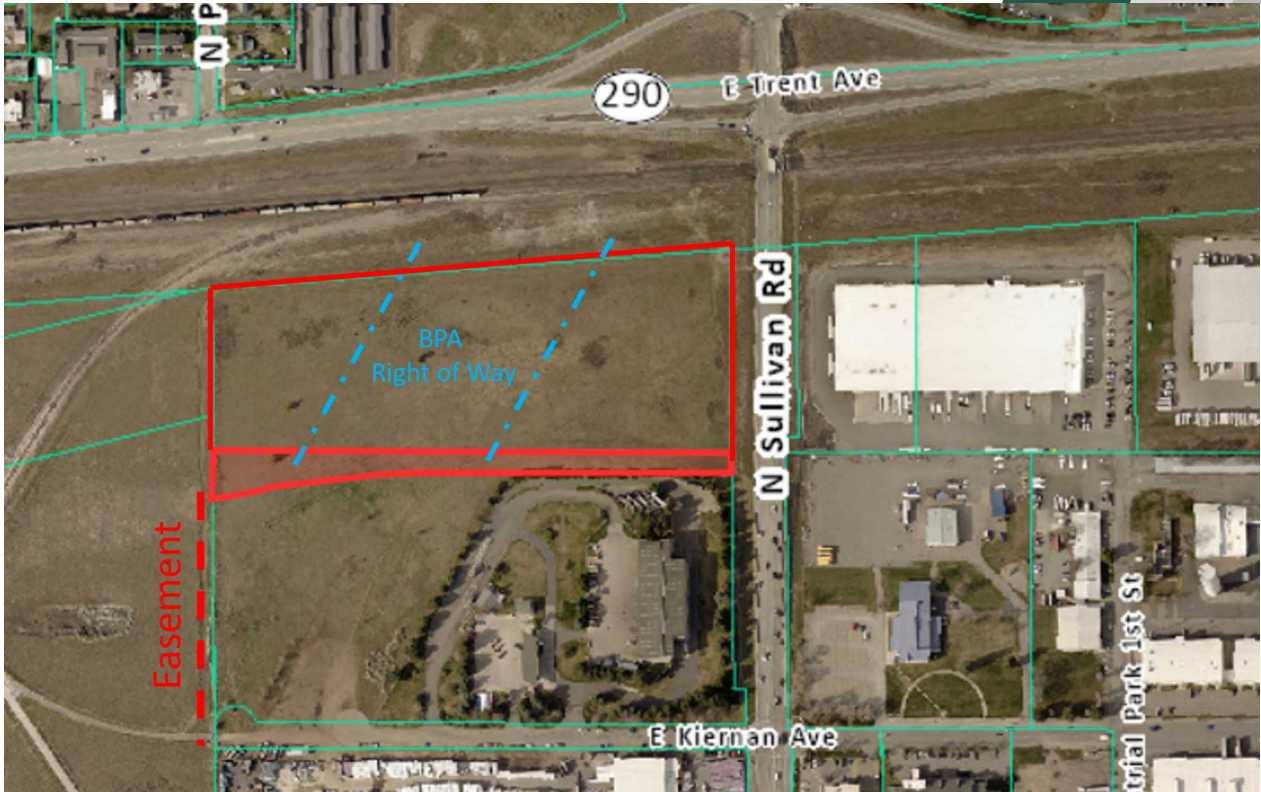


# // PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Zoning: Industrial

Discover a prime 14-acre industrial-zoned property along Sullivan Rd in Spokane Valley, WA, strategically located with a traffic count of 20,000+ cars per day along Sullivan. Boasting connectivity, this property is less than 2 miles from Interstate 90 and offers easement access off Kiernan Ave, provided generously by the seller. Positioned adjacent to the thriving Spokane Business and Industrial Park (5+ million sq ft) and the Amazon fulfillment center (1.3 million sq ft), it presents a rare opportunity to integrate seamlessly into a robust business ecosystem. With a sizeable footprint, strategic location, and proximity to major industrial hubs, this parcel promises a lucrative investment for those seeking to establish or expand their industrial presence. Don't miss out on this chance to elevate your business in the heart of Spokane Valley.

## PROPERTY INFORMATION

Two parcels for sale on the corner of Trent Ave & Sullivan Road in the Spokane Valley.

Parcel # 45021.9006 - 12.31 Acres

Parcel # 45024.9028 - 1.78 Acres

SPACE	SALE PRICE	SPACE SIZE		
Land For Sale	\$1,350,000	14.09 Acres		
DEMOGRAPHICS	1 MILE	2 MILES	3 MILES	
Total Households	2,566	13,210	27,503	
Total Population	5,829	28,376	61,260	
Average HH Income	\$56,819	\$55,467	\$63,209	

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# // RETAILER MAP



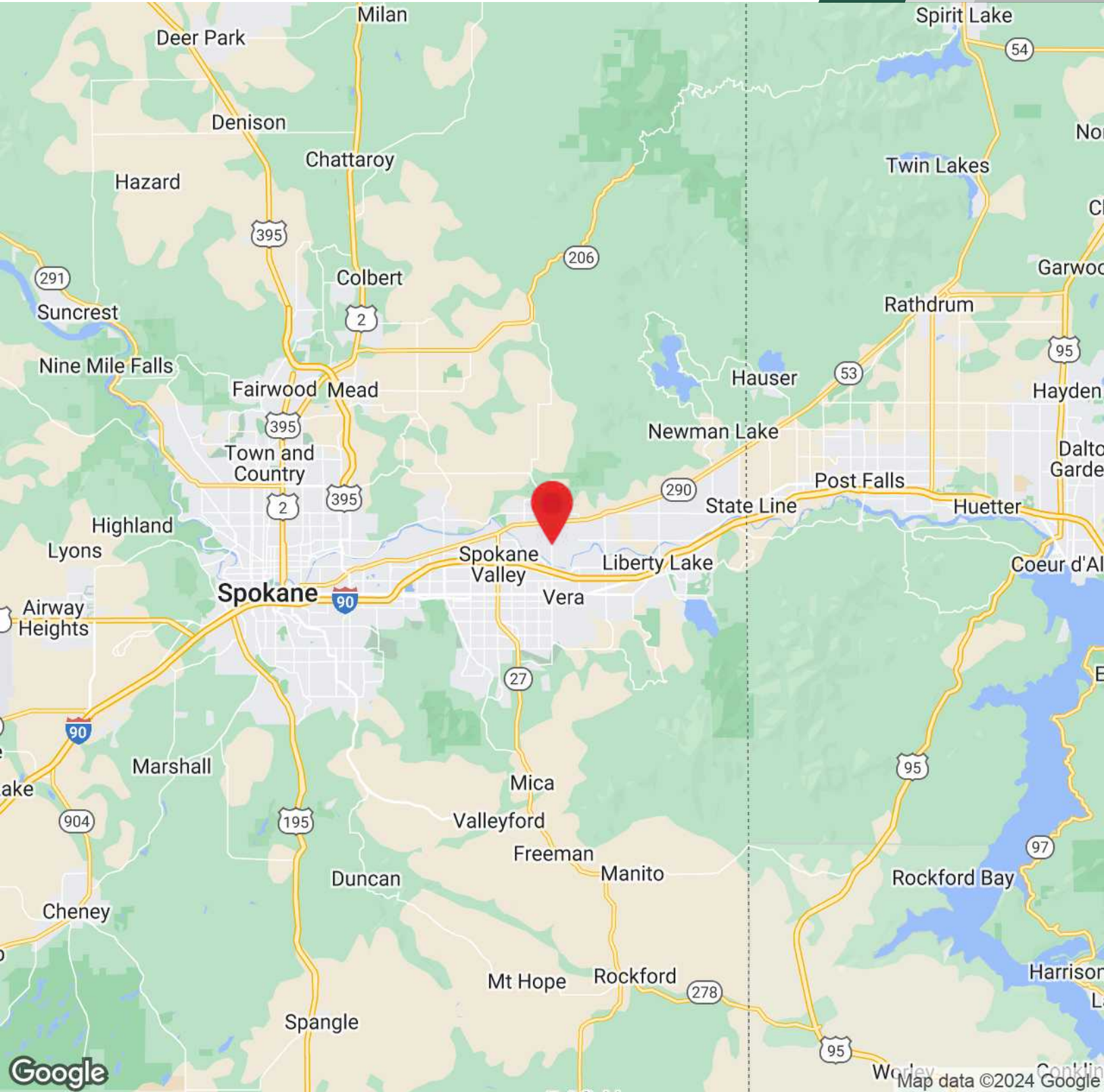
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# // LOCATION MAP



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