

# INDUSTRIAL STORAGE FACILITY

# FOR SALE



**FULLY AUTOMATED STORAGE FACILITY**

OFFERED AT \$2,800,000

11822 W 21<sup>st</sup> Avenue – Airway Heights, WA 99001

**TIM KESTELL, BROKER**

509.755.7542

[tim.kestell@kiemlehgood.com](mailto:tim.kestell@kiemlehgood.com)

**[KIEMLEHAGOOD**

## INDUSTRIAL STORAGE FACILITY

Permit ready & approved plans for  
a total of 118 Units

OFFERED AT \$2,800,000

### BUILDING DETAILS:

- Phase 1 Construction Complete: Buildings B, C & E
- 10 Bays per Building
- 12' x 14' Overhead Doors
- Buildings B & E: 16'W x 14'H Overhead Door on each end

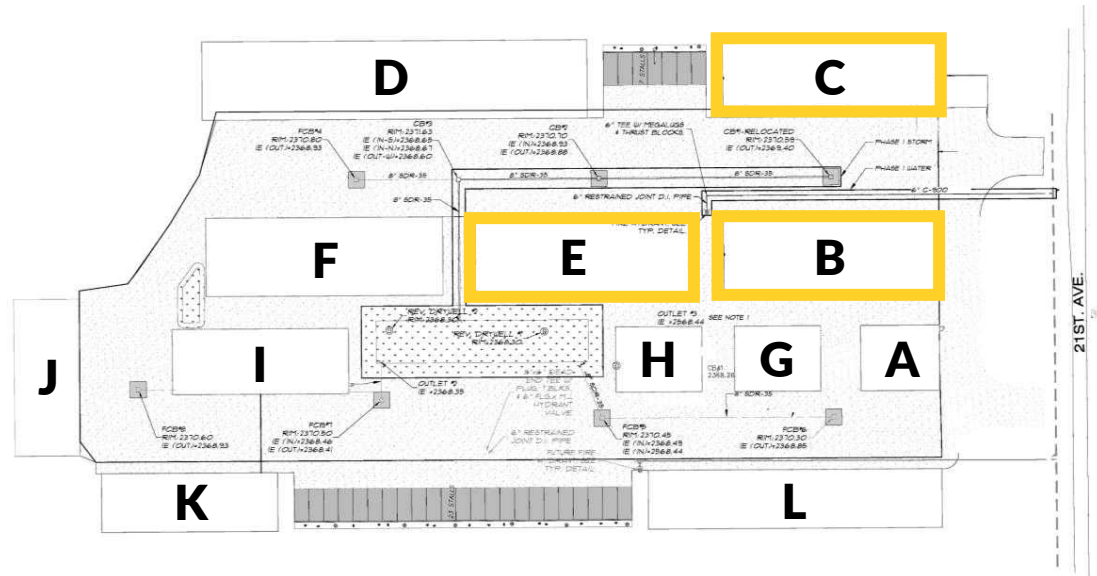
UNIT SIZE	TOTAL # OF UNITS
12' x 48'	61
12' x 40'	33
12' x 36'	24
<b>Total =</b>	<b>118 Units</b>

### PROPERTY DETAILS:

- Phase 1 Year Built (Buildings B, C & E): 2023
- Parcel #: 15252.0161
- Land Size: ±4.51 AC (±196,600 SF)
- Zoning: Light Industrial (LI)

### HIGHLIGHTS:

- 3 Phase power
- 2 fire hydrants on-site
- Construction drawings available
- Power gates – Open tech alliance software/controls



SELLER FINANCING AVAILABLE | CALL LISTING BROKER FOR DETAILS

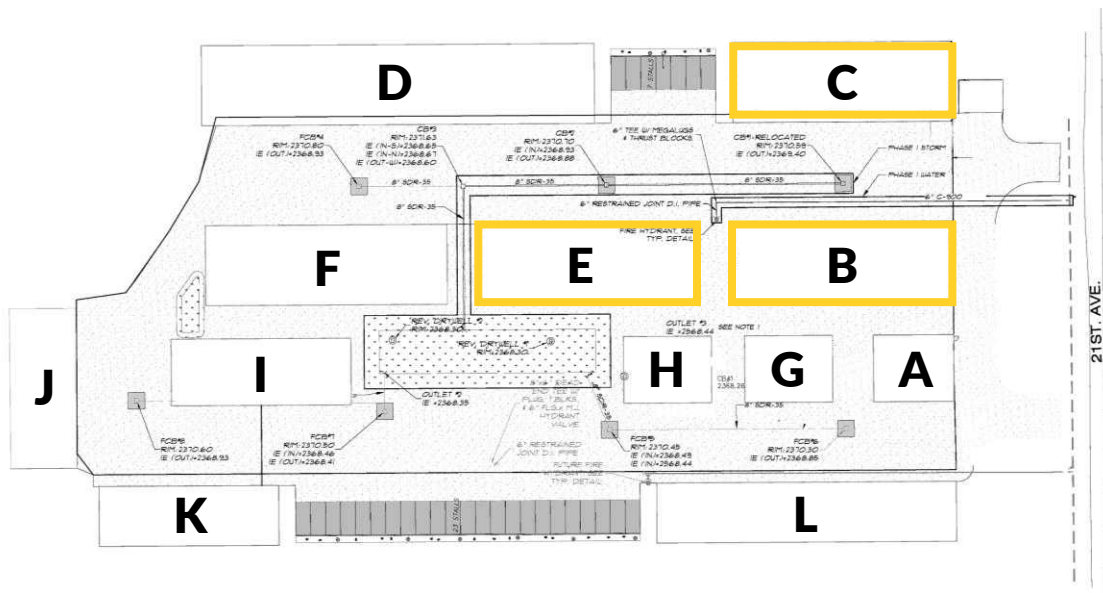
# EXISTING & FUTURE DEVELOPEMNT

# INDUSTRIAL STORAGE UNIT FACILITY FOR SALE

Phase 1: The construction for Buildings B, C & E was completed in 2023.

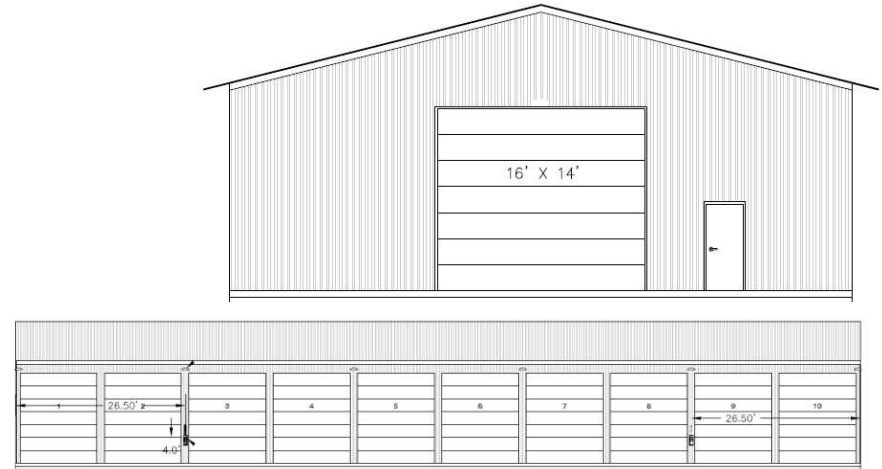
Future Phases: Completion is To Be Determined

BLDG	SIZE	PHASE
A	1,920 SF	FUTURE
B	6,336 SF	PHASE 1 - COMEplete
C	6,336 SF	PHASE 1 - COMPLETE
D	11,328 SF	FUTURE
E	6,336 SF	PHASE 1 - COMPLETE
F	6,969 SF	FUTURE
G	2,112 SF	FUTURE
H	2,112 SF	FUTURE
I	4,320 SF	FUTURE
J	3,854 SF	FUTURE
K	3,888 SF	FUTURE
L	6,480 SF	FUTURE



## BUILDING B & E

10 Unit Bays in Each Building ( Building B & E )  
12' x 14' Overhead door to enter each unit  
16'W x 14'H Overhead Doors on each end



## BUILDING C

10 Unit Bays  
12' x 14' Overhead door to enter each unit



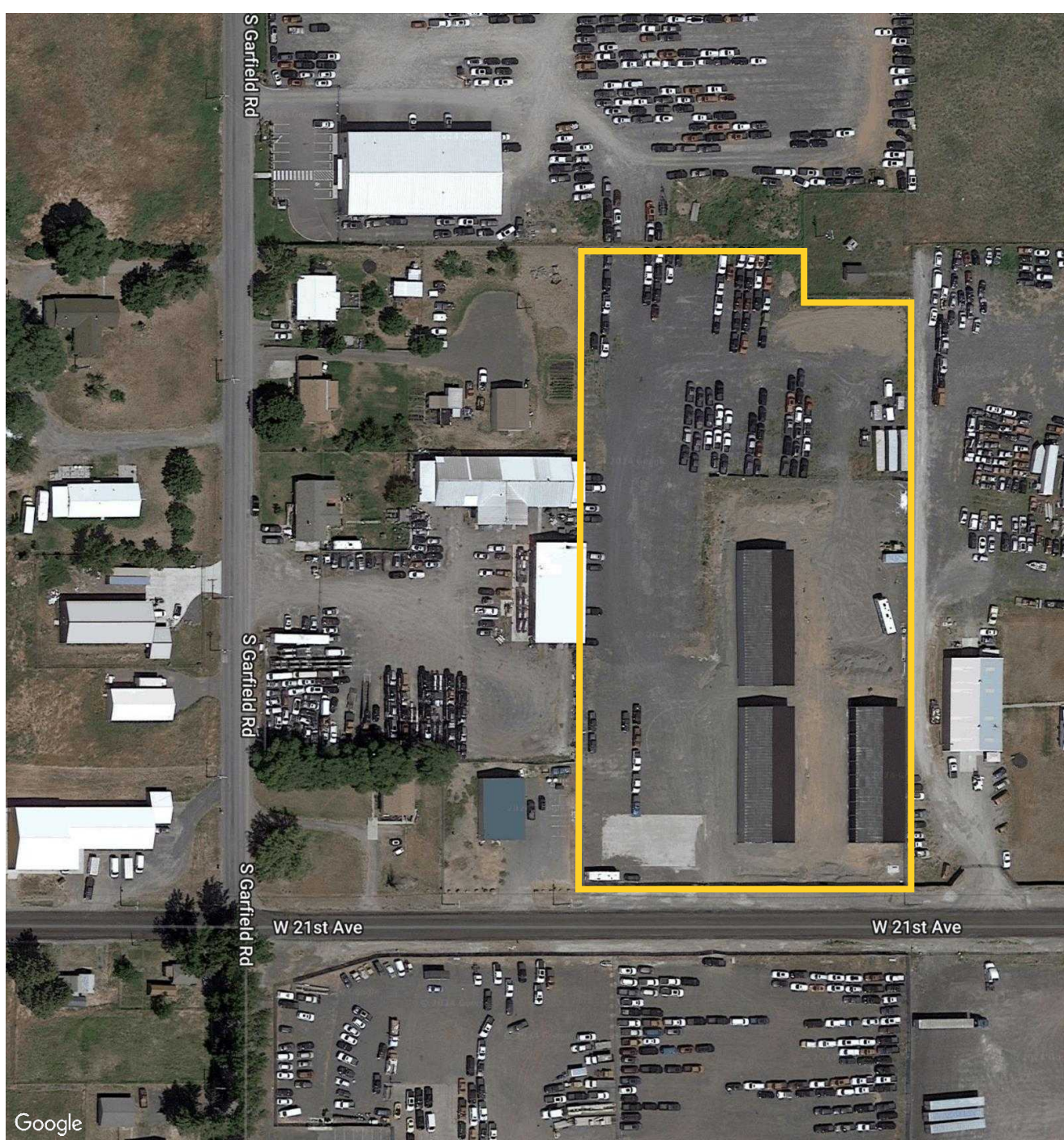
# PARCEL/PROPERTY INFORMATION

## INDUSTRIAL STORAGE UNIT FACILITY FOR SALE

11822 W 21<sup>st</sup> Avenue  
Airway Heights, WA 99001

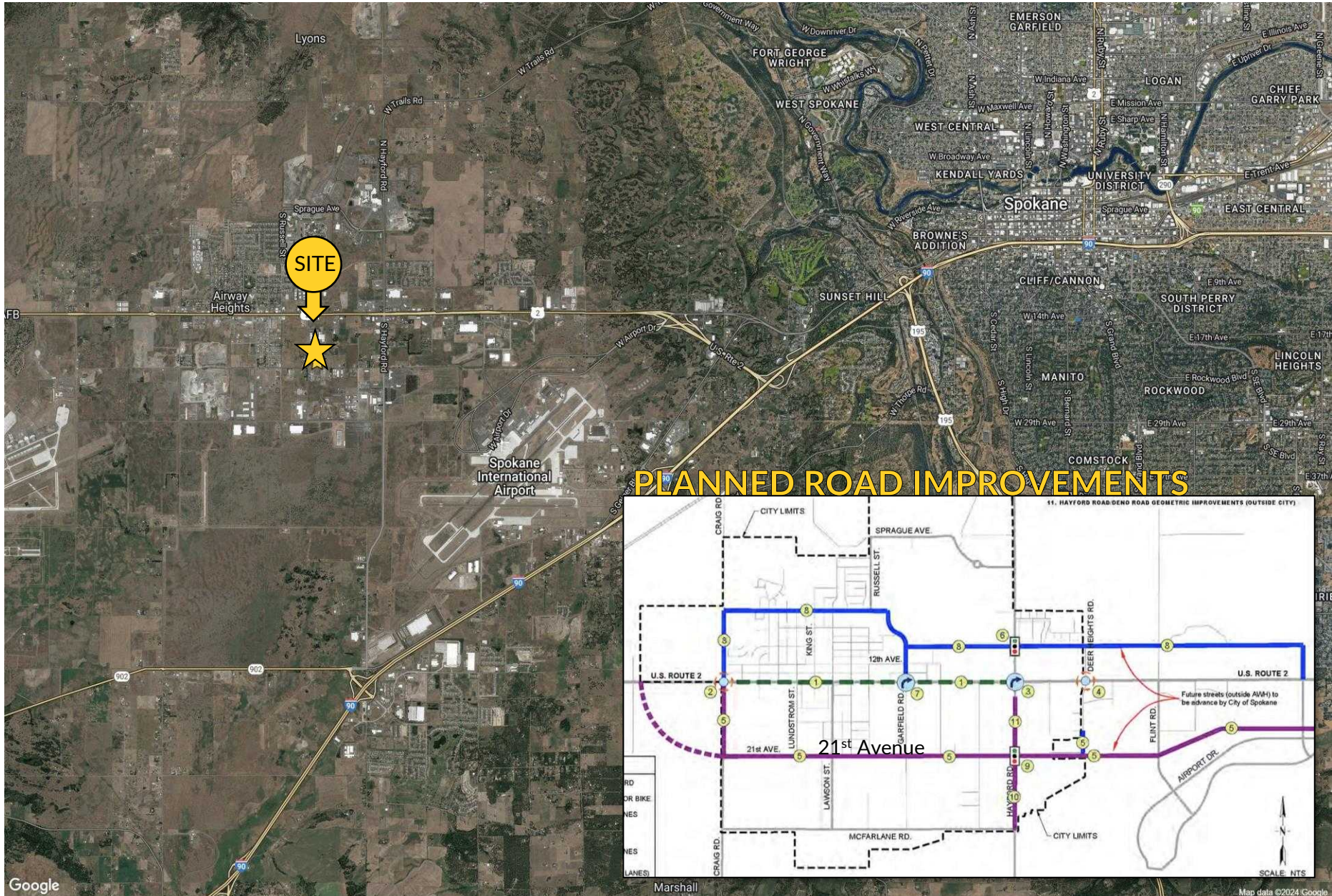
Parcel Number:

15252.0161



# SURROUNDING AREA

11822 W 21<sup>st</sup> Avenue  
Airway Heights, WA 99001



# INDUSTRIAL STORAGE UNIT FACILITY

11822 W 21<sup>st</sup> Avenue – Airway Heights, WA 99001



No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves.

Kiemle Hagood respects the intellectual property of others:

If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of owner of an exclusive right that is allegedly infringed; provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found valid.

For more information on this opportunity:



**TIM KESTELL**

509.755.7542

[tim.kestell@kiemlehagood.com](mailto:tim.kestell@kiemlehagood.com)

**KIEMLE  
HAGOOD**  
CREATING REAL ESTATE SOLUTIONS 