

FOR SALE

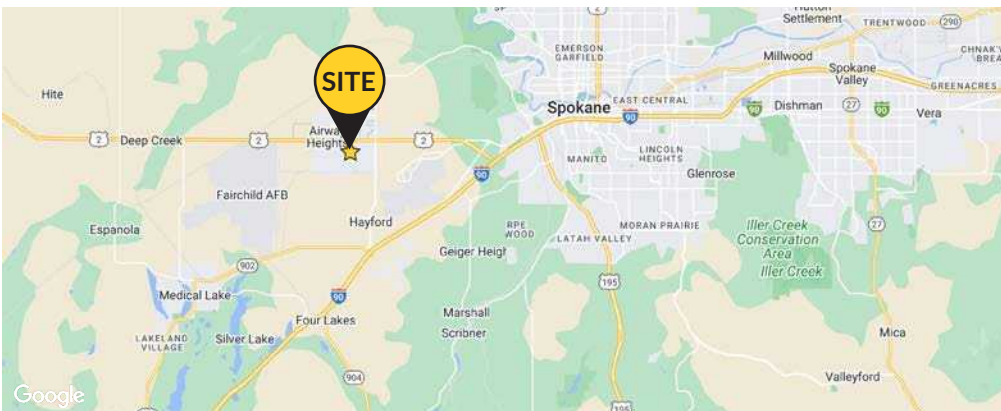


AIRWAY HEIGHTS LIGHT INDUSTRIAL LAND

This flat, buildable parcel offers 660 feet of frontage on S Garfield Road, providing excellent visibility and accessibility. Conveniently situated near Highway 2, this site offers strategic advantages for businesses seeking easy transportation links and high traffic exposure. Ideal for a variety of industrial uses, this property offers the perfect foundation for your next project. Whether you're expanding your current operations or starting a new venture, this location provides the ideal combination of space, accessibility, and visibility!

SALE DETAILS

Sale Price: \$640,000
Price Per SF: \$3.23 PSF
Zoning: Light Industrial
Total Lot Size: ±4.55 AC (±198,000 SF)
Parcel #: 15252.0156
Power: Avista



LAND FOR SALE

South Garfield Road
Spokane, WA 99001

VIEW
LOCATION



DANNY PATTERSON

509.862.5385

danny.patterson@kiemlehagood.com

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PARCEL OUTLINE

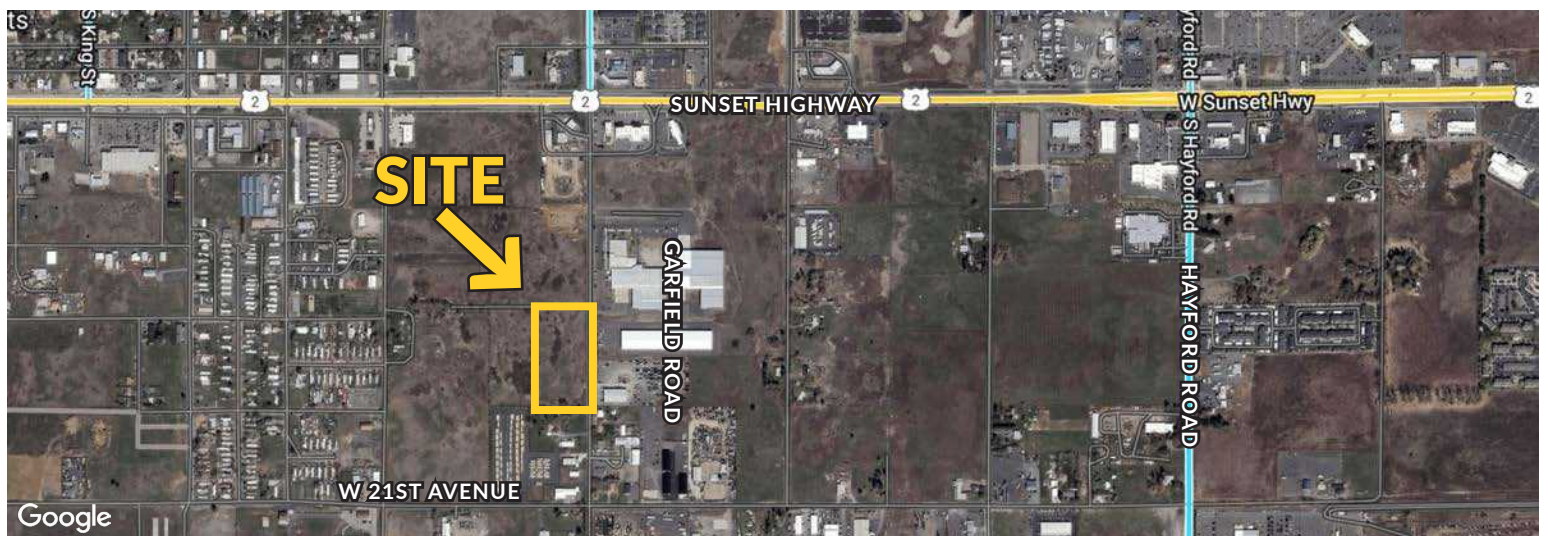
**LIGHT INDUSTRIAL
LAND FOR SALE**

S Garfield Road
Spokane, WA 99001



DEMOGRAPHICS & TRAFFIC COUNTS

DEMOGRAPHICS	1MILE	3MILES	5MILES	TRAFFIC COUNT	
Est Population '24	4,970	14,471	26,157	Hayford Road	±6,206 ADT
Est Households	5,696	16,131	28,573	Sunset Highway	±5,239 ADT
Average HHI	\$78,546	\$87,093	\$95,673		
Daytime Demos	3,811	11,684	22,371		





LAND FOR SALE

South Garfield Road
Spokane, WA 99001

601 W MAIN AVENUE, SUITE 400
SPOKANE, WA 99201

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**KIEMLE
HAGOOD**

OFFICE LOCATIONS

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

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