

FOR SALE



- LOCATION:** Great location just South of US Highway 2 in Airway Heights, WA with convenient access to I90 from Hayford Road
- SITE:** ±79,930 SF (1.83 acres); parcel 15252.0149
- ZONING:** I-1, Light Industrial per city of Airway Heights
- IMPROVEMENTS:**
- | | |
|--------------------|--|
| Total SF: | ±11,800 SF between two structures |
| Main Building: | ±7,600 SF |
| Office: | ±800 SF |
| Apartment: | ±800 SF, 2 Bedrooms |
| Warehouse/Shop: | ±6,000 SF, 16' Clear Span |
| Building 2: | ±4,200 SF Warehouse, 16' Clear Span |
| Heat: | Gas forced air |
| Power: | 3 Phase |
| Construction Type: | Wood/Steel Framed, Metal Siding |
| Age: | 1981/1988 |
| Overhead Doors: | 7 Total over head doors – (±14' x 14') |
| Clearance: | ±14' - 16' |
| Water: | Public water per county records |
| Sewer: | Per county records, property is not connected to sewer |
| Yard: | Fenced, graded and graveled yard area |
- SALE PRICE:** ~~\$1,400,000~~ \$1,295,000

OFFICE LOCATIONS

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

All information herein is furnished by the owner and believed to be complete and correct. The Agent, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering without notice. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined.

WAREHOUSE/ SHOP/OFFICE & FENCED YARD

1927 S Garfield Road
Airway Heights, WA 99001

**View
Location**



BRANDON PETERSON |

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CHAD CARPER |

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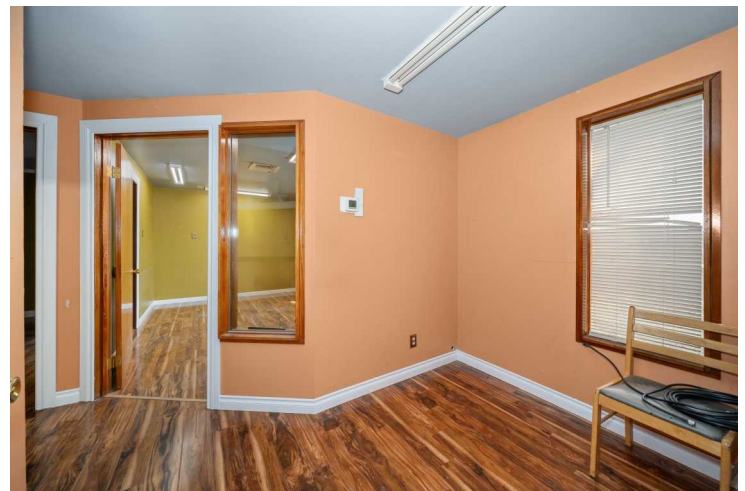
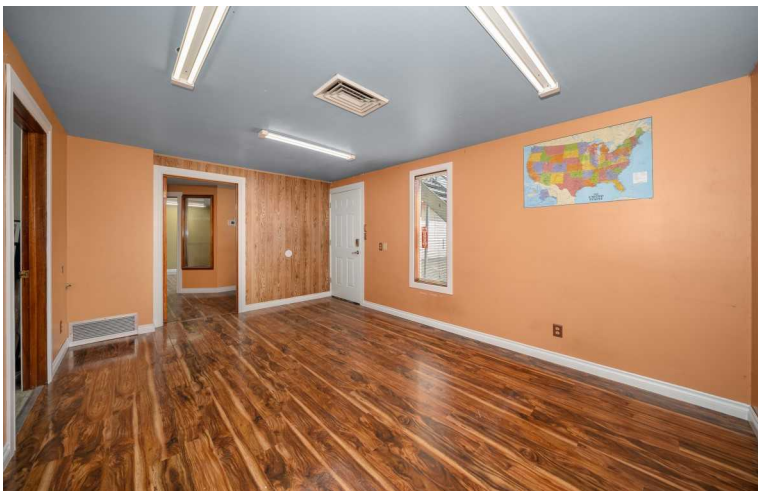
chad.carper@kiemleahagood.com



**KIEMLE
HAGOOD**

MAIN BUILDING – OFFICE

1927 S Garfield Road
Airway Heights, WA



MAIN BUILDING – APARTMENT



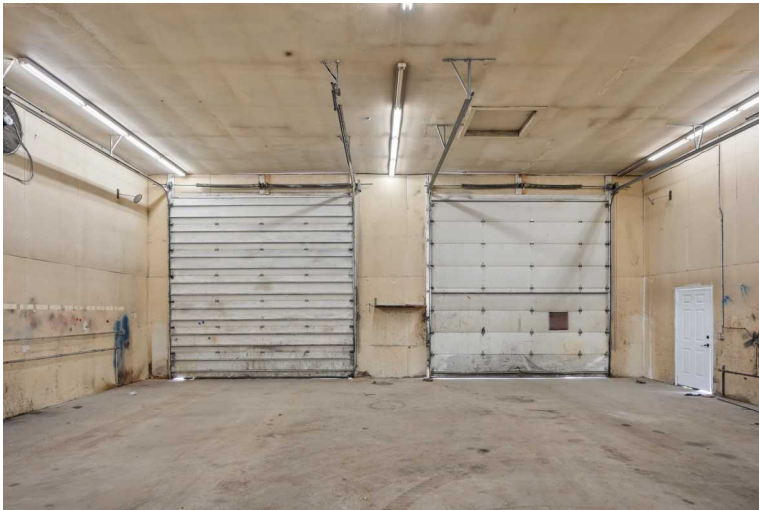
MAIN BUILDING – WAREHOUSE/SHOP

1927 S Garfield Road
Airway Heights, WA



BUILDING 2 – WAREHOUSE/SHOP

1927 S Garfield Road
Airway Heights, WA



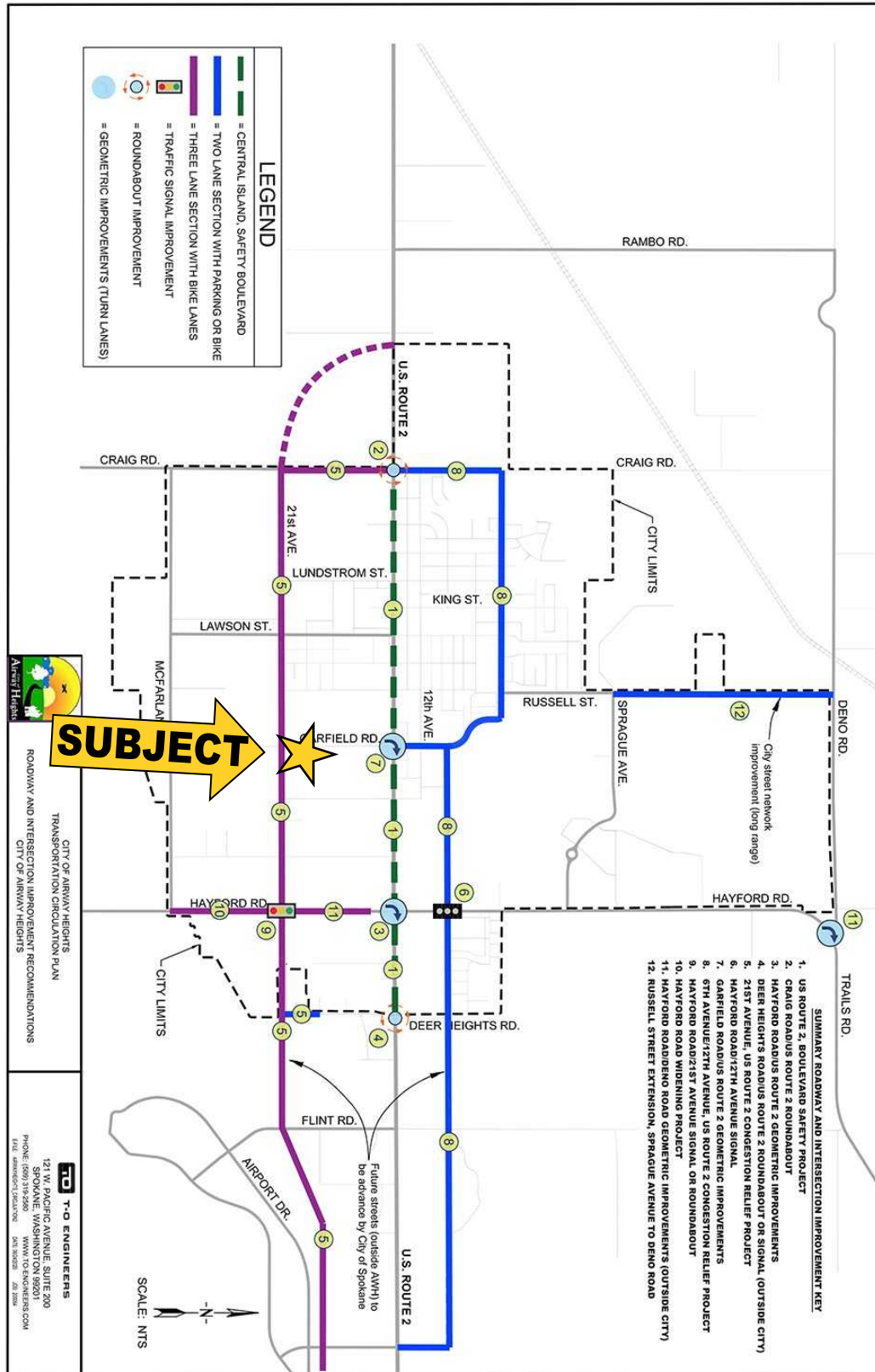


FUTURE ROAD IMPROVEMENTS

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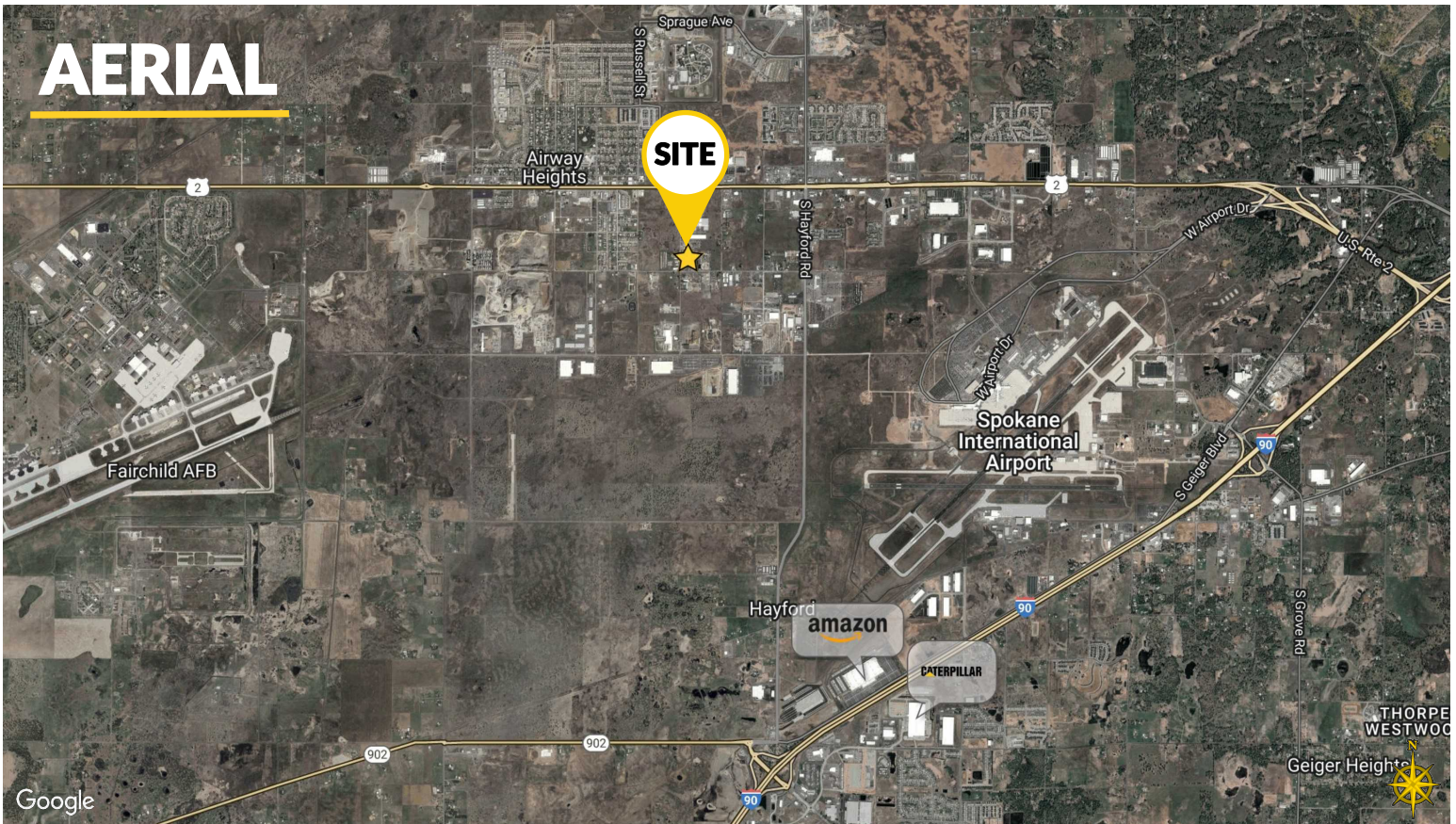
SITE is located next to the transportation circulation plan in the rapidly growing city of Airway Heights. The plan includes 11 projects, with two of the main ones on Highway 2 at Craig and Hayford roads. The Craig Road intersection is slated to be a roundabout, with one at Deer Heights Road and Highway 2 in the future as well. Other projects include widening Craig and Hayford roads, congestion relief at 21st Ave. and Highway 2, and a signal at the intersection of Hayford and 12th.

SOURCE: <https://www.srtc.org/airway-heights-transportation-plan-includes-11-projects/>





1927 S Garfield Road—Airway Heights, WA 99001



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