

FOR SALE



VACANT LAND

S Russell Street
Airway Heights, WA 99001

LAND FOR SALE IN AIRWAY HEIGHTS, WA

Development opportunity with I-1 Light Industrial zoning and potential for warehousing, manufacturing, assembly, R&D, and commercial services. Strategically located in the path of progress and near Highway 2, excellent accessibility and visibility in a high-growth area with strong economic expansion

PROPERTY SUMMARY

Address		NKA
City, State, Zip		Airway Heights, WA 99001
Parcel No.		15252.0158
Zoning		Light Industrial (LI)
Land Size		±358,788 SF ±8.24 Acres
Sale Price		\$875,000
Price Per SF		\$2.44 PSF

KIEMLEHAGOOD.COM

PROPERTY
LOCATION



BRANDON PETERSON

Broker

509.755.7541

brandonp@kiemlehagood.com

ANDY BUTLER, CCIM

Broker

509.385.9121

andy.butler@kiemlehagood.com

**KIEMLE
HAGOOD**

THE SITE

VACANT LAND FOR SALE
PARCEL # 15252.0158
S Russell Street, Airway Heights, WA 99001

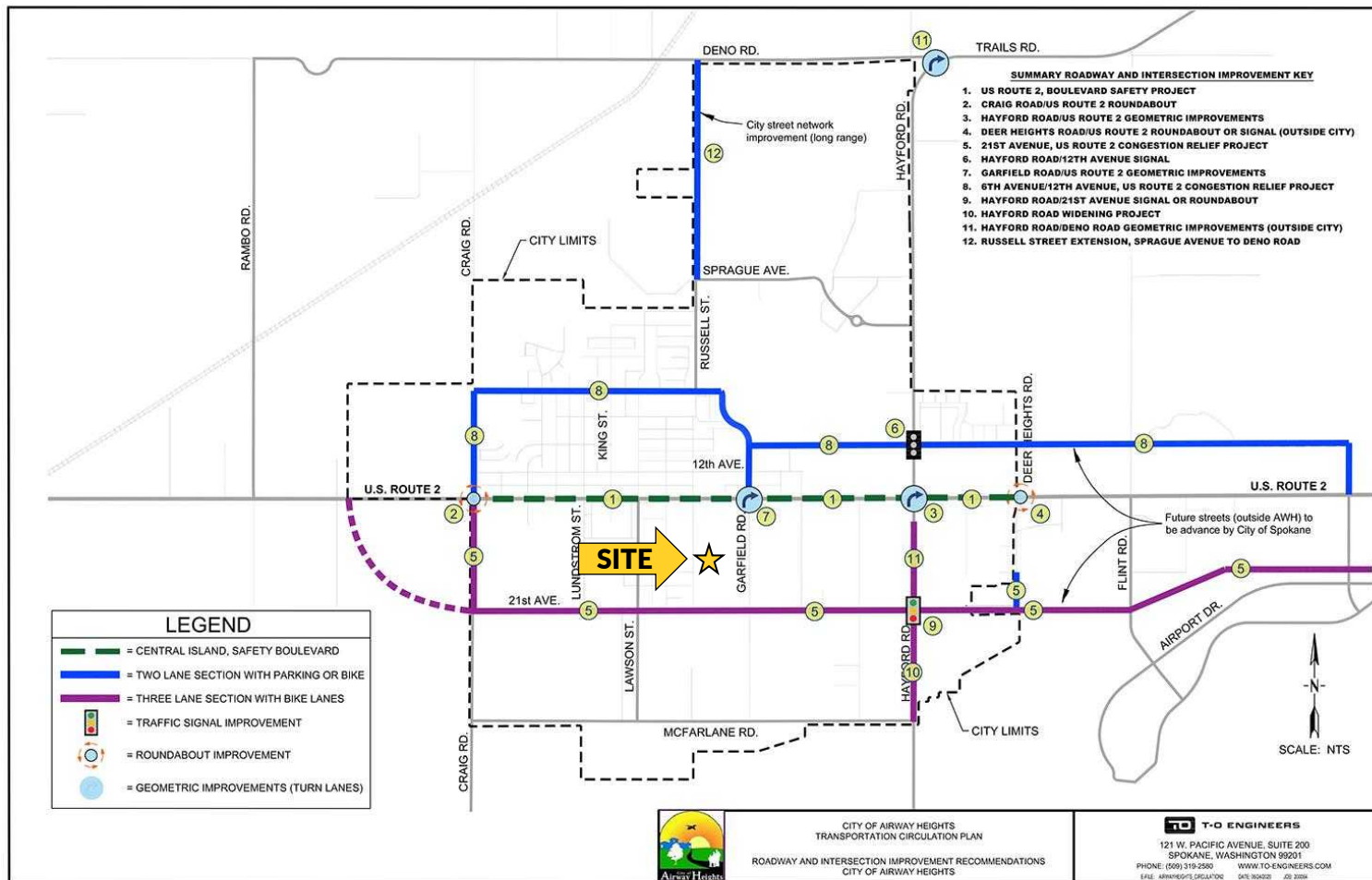


FUTURE ROAD IMPROVEMENTS

VACANT LAND FOR SALE
 PARCEL # 15252.0158
 S Russell Street, Airway Heights, WA 99001

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.

Figure 4.6 – Roadway & Intersection Improvement Recommendations



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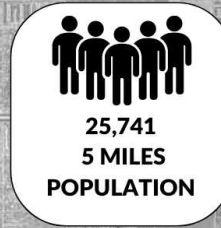
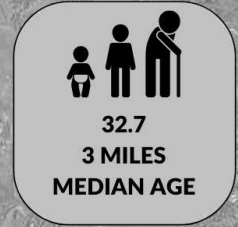
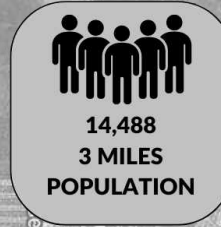
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1, 3, & 5 MILE DEMOGRAPHICS



TRAVEL TIMES



DISTANCE TO SPOKANE, WA

±10.5 MILES | 22 MINUTES

DISTANCE TO SPOKANE VALLEY, WA

±18.2 MILES | 25 MINUTES

DISTANCE TO POST FALLS, ID

±33.3 MILES | 41 MINUTES

DISTANCE TO COEUR D'ALENE, ID

±6.1 MILES | 12 MINUTES

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