

**S Russell Street
Airway Heights, WA 99001**

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

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

PROPERTY LOCATION



Broker

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KIEMLE
HAGOOD

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



PHOTOS

VACANT LAND FOR SALE
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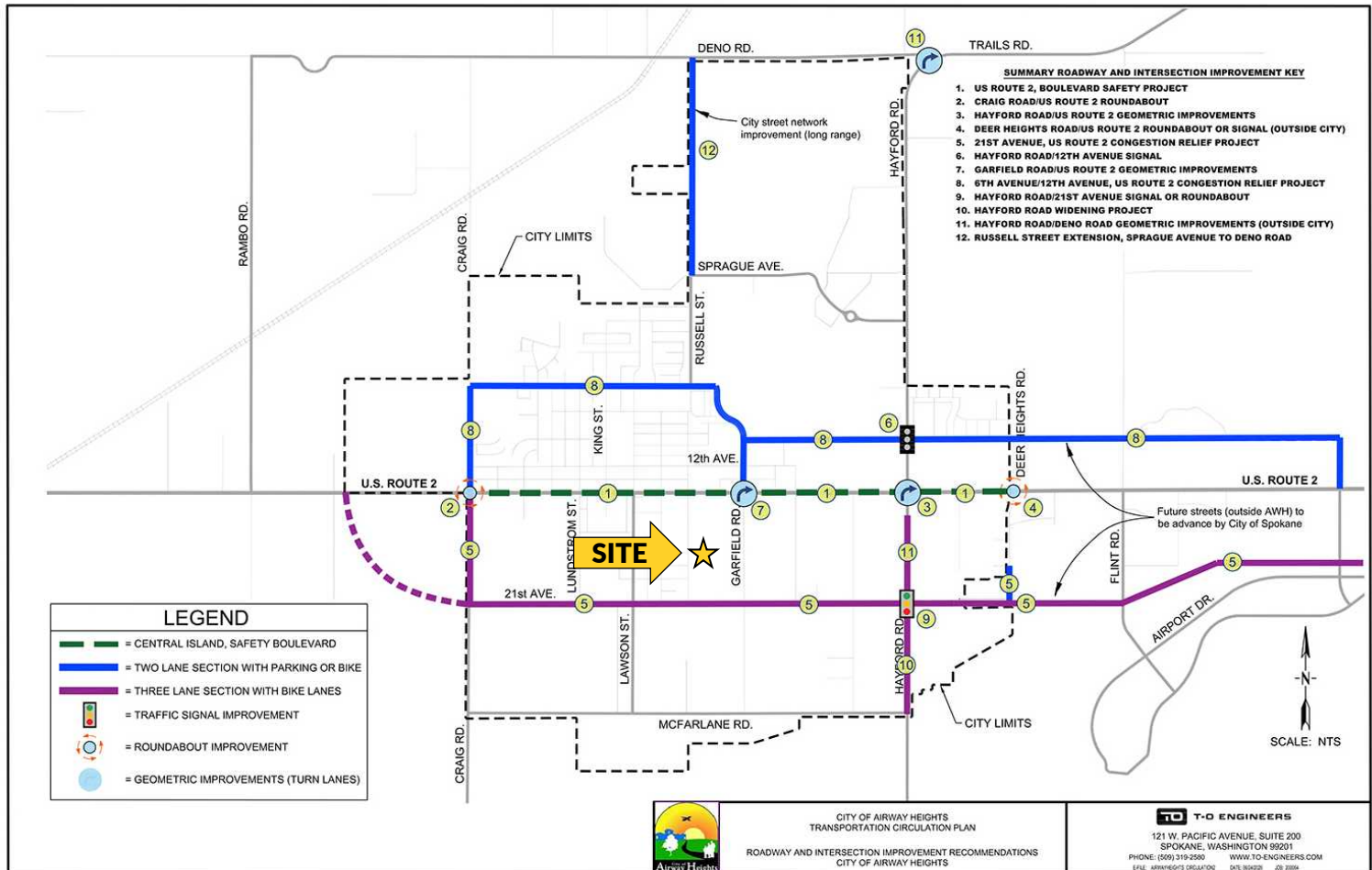


FUTURE ROAD IMPROVEMENTS

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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.

Figure 4.6 – Roadway & Intersection Improvement Recommendations



VACANT LAND FOR SALE



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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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