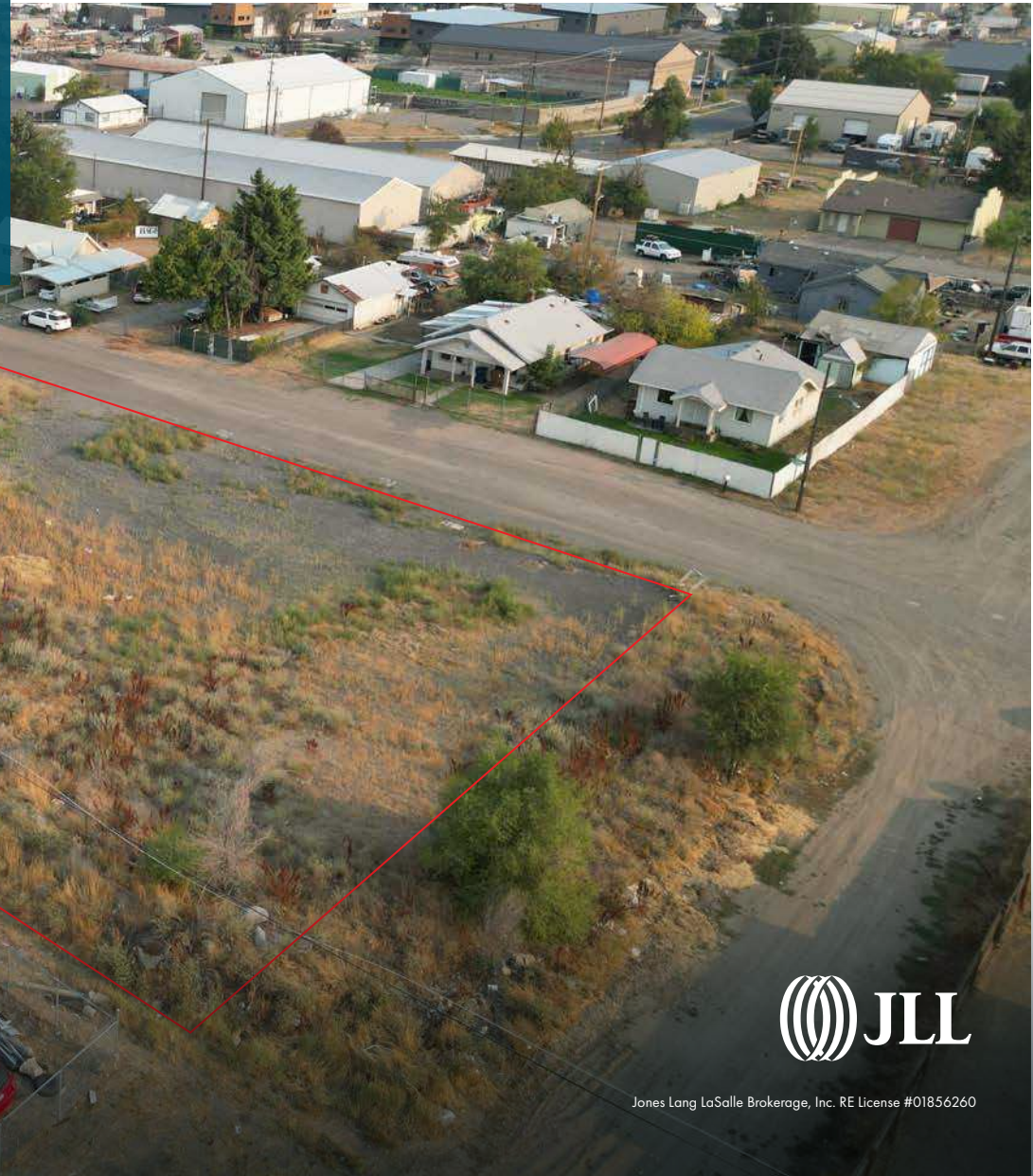


# Industrial Land

FOR SALE

3634 & 3707 E Crown Ave,  
Spokane, WA

DEVELOPMENT  
OPPORTUNITY



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# OPPORTUNITY OVERVIEW

East Spokane's growing industrial submarket presents these two strategically located parcels (**0.58 and 0.15 acres**) as ideal solutions for businesses seeking immediate development capability. Both sites offer **industrial zoning**, infrastructure readiness, and positioning within a proven industrial corridor experiencing strong market demand and competitive land pricing.



Strategic East Spokane location with good highway access



Established industrial corridor with complementary businesses



Utilities available or nearby



Rail and trucking transportation networks



Flexible use options for manufacturing, distribution, logistics



Two parcels available (can be sold together or separately)



Level, developable parcels, ready for immediate development



Sale Price: \$350,000  
(\$11.00/SF)



\*All outlines provided are approximate and for illustrative purposes only

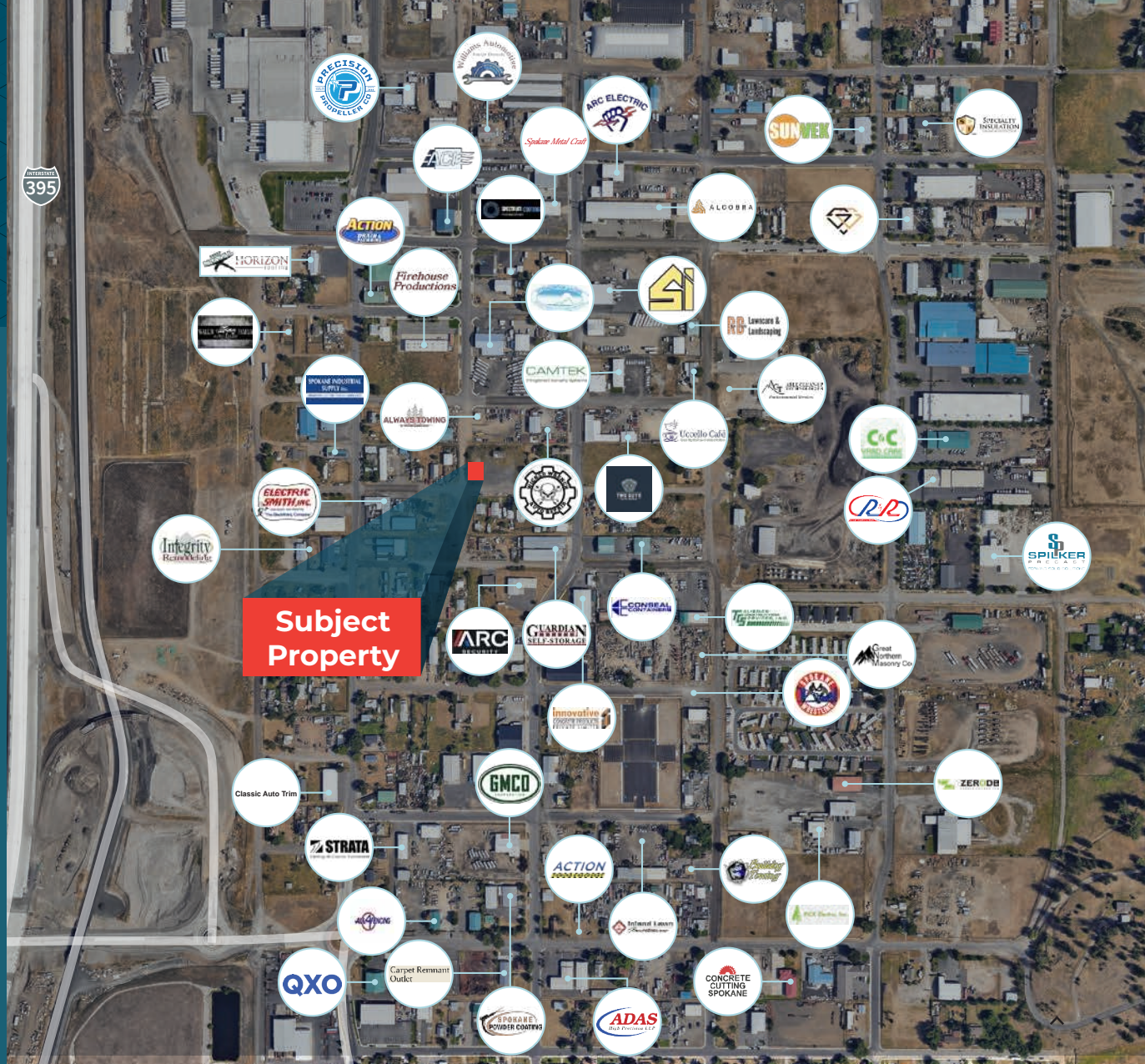






# AREA OVERVIEW

This property is strategically positioned in East Spokane's established industrial corridor with excellent highway access and proximity to complementary businesses within one mile. The location benefits from superior transportation connectivity that facilitates efficient logistics and distribution operations throughout the region. With access to a skilled regional workforce and established utility infrastructure, this area represents an excellent opportunity for industrial users seeking operational advantages in the Pacific Northwest. The existing industrial ecosystem provides valuable synergies through shared resources and supplier networks, while the mature market conditions offer stability and predictable operating costs. The combination of strategic location, workforce availability, and infrastructure support creates an ideal environment for manufacturing, warehousing, or distribution operations in this well-established East Spokane corridor.



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