

FOR SALE

BACK ON MARKET
MOTIVATED SELLER
AVAILABLE GROUND FOR EXPANSION



INDUSTRIAL BUILDING

229 N Ella Road | Spokane Valley, WA 99212

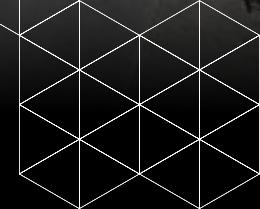
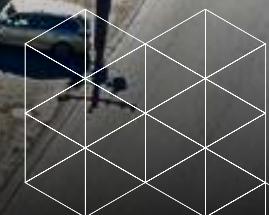
[KIEMLE] HAGOOD

GUNNAR KNUTSON

D | 509.755.7520 C | 509.280.1601
gunnar.knutson@kiemlehagood.com

JAMES QUIGLEY

D | 509.755.7560 C | 509.701.2211
jqq@kiemlehagood.com



INDUSTRIAL OPPORTUNITY FOR SALE

OFFERING PRICE **\$3,350,000 (\$98.86 PSF)**

BUILDING AREA	<ul style="list-style-type: none">±3,353 SF - First Floor±21,915 SF - First Floor Warehouse±2,492 SF - Mezzanine±6,126 SF - Second Floor Office±33,886 SF - Total (All areas are the inside face of building)
PARCEL NO.	45183.9189
LAND SIZE	±112,746 SF (±2.59 Acres)
PARKING	±35 Stalls
ZONING	Industrial (I)
FRONTAGE	± 200 Feet on North Ella Rd
POWER	3 Phase Power: 120/240v 3phwire high leg
DELIVERY & PICK UP	Two (2) Dock High Doors
DOCK DOORS	Two (2) Additional grade /ground level doors



Discover an exceptional industrial facility offering a total of ±33,886 SF situated on ±2.59 acres. The building features a functional mix of ±3,353 SF of first-floor office space, ±21,915 SF of warehouse area, a ±2,492 SF mezzanine, and ±6,126 SF of second-floor office space providing an ideal balance of administrative and operational areas.

The warehouse is equipped with full fire suppression, including a dedicated pump room, and is supported by 3-phase power for heavy duty operations. Dock access includes two dock-high doors with standard FTL/LTL height and dock plates, accommodating all standard tractor trailers from 28' to 53', as well as container trailers. Additionally, two grade-level doors provide versatile loading options.

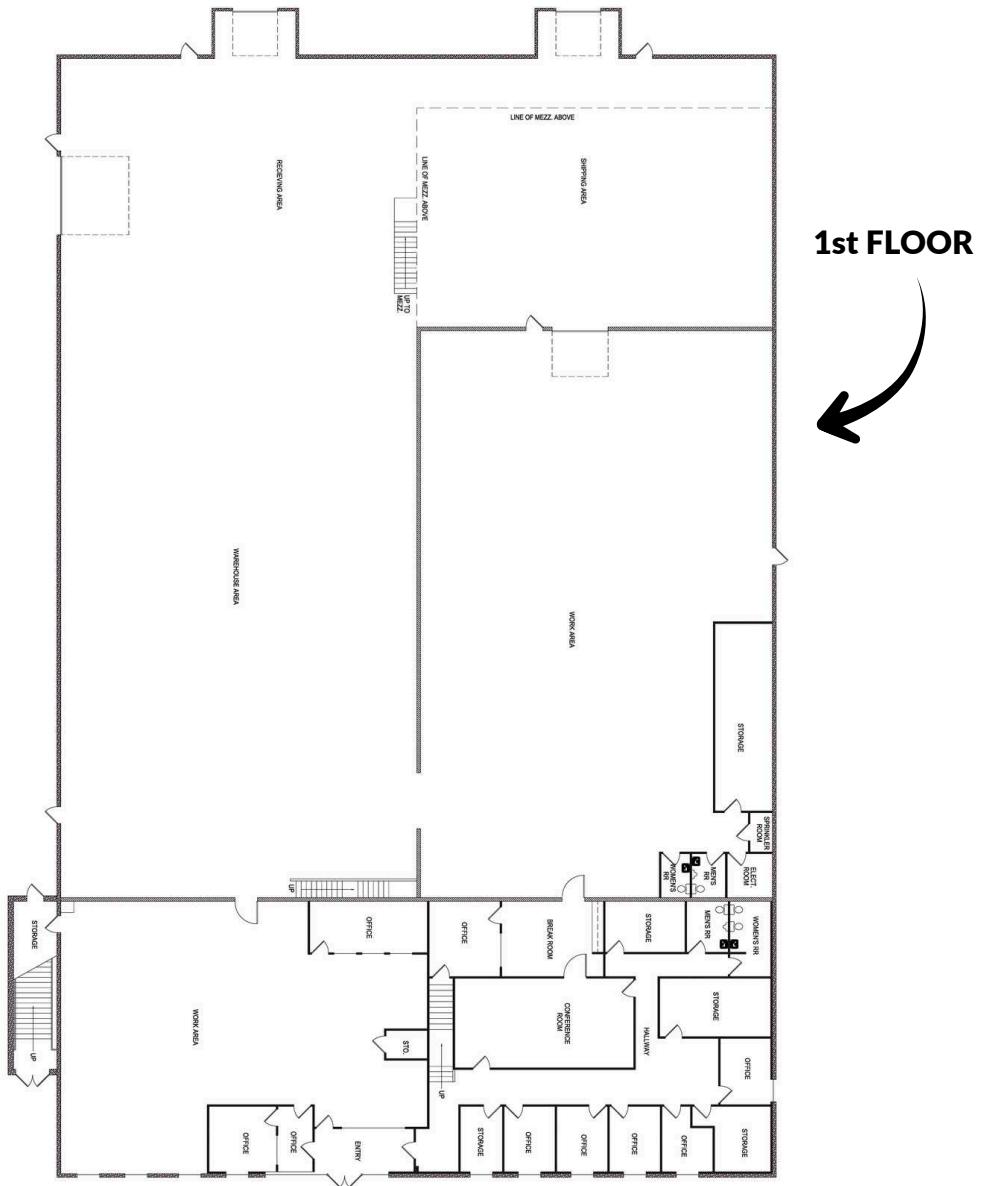
Ample on-site parking with approximately 35 stalls complements the property, which is zoned Industrial allowing for a wide range of manufacturing, distribution, or logistics uses. This well-appointed facility delivers both functionality and flexibility in a prime industrial setting.

229 N Ella Road

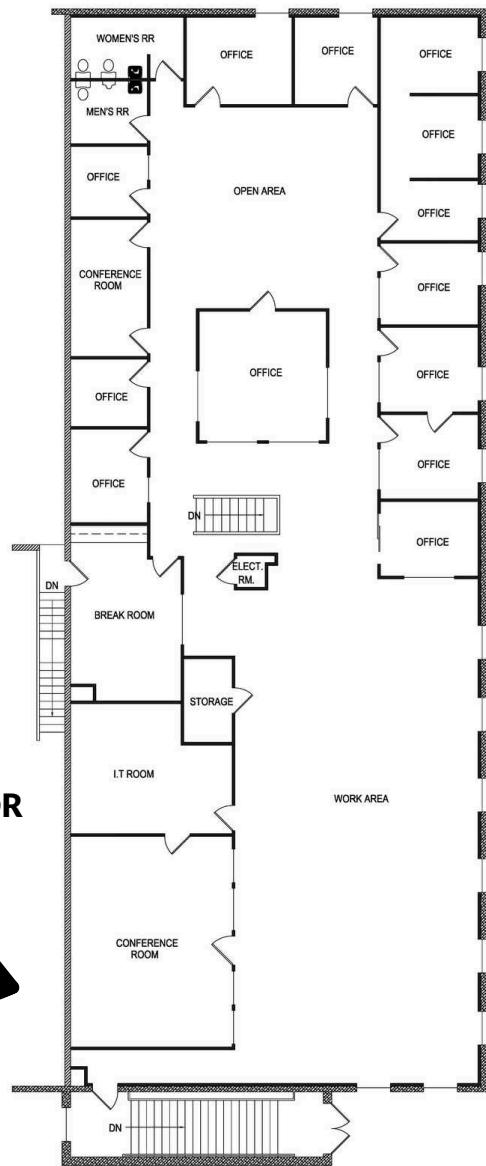
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FLOOR PLAN

INDUSTRIAL OPPORTUNITY **FOR SALE**



1st FLOOR



2nd FLOOR



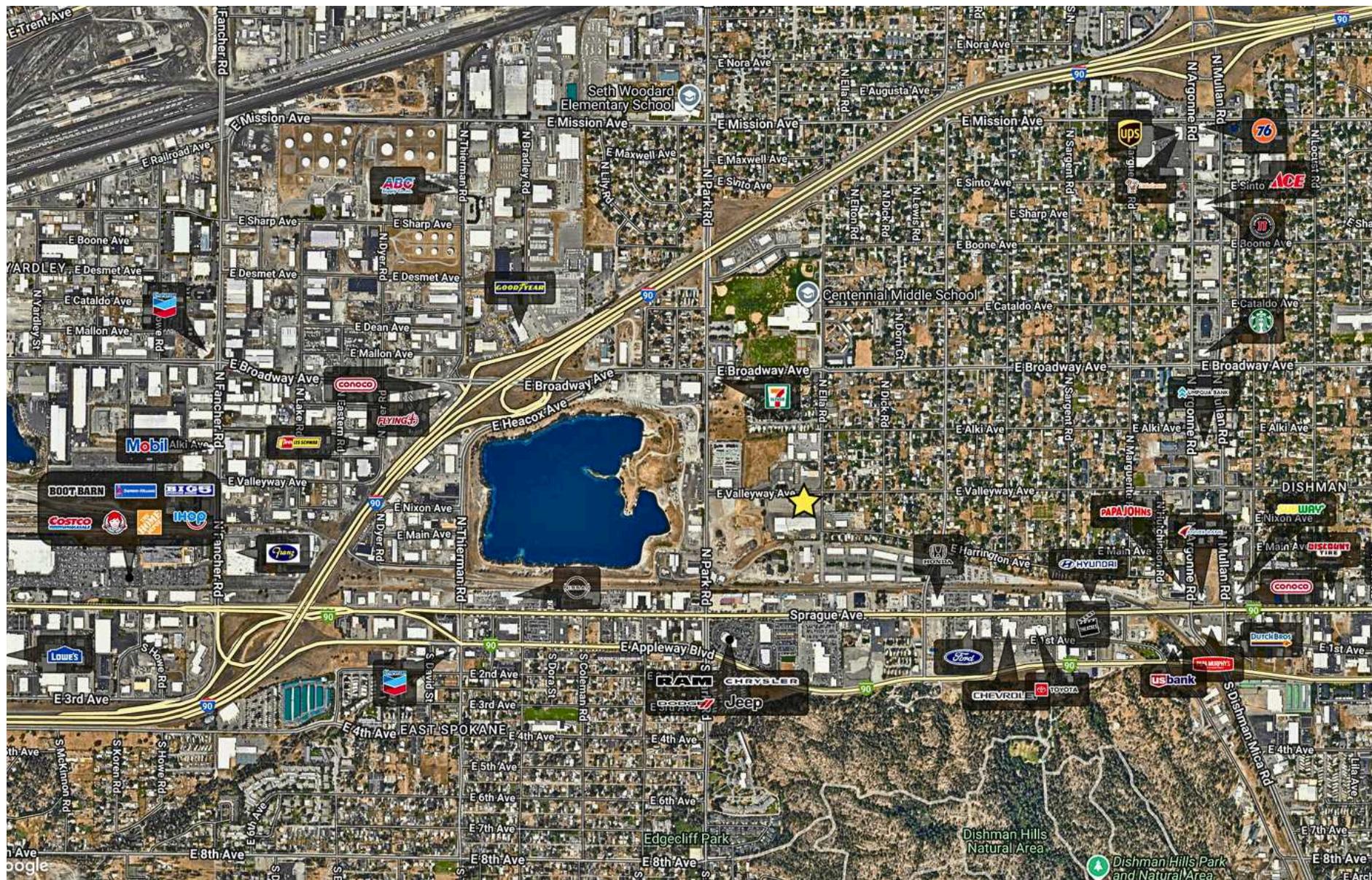
2025 DEMOCRAPHICS

	1 Mile Radius	2 Mile Radius	3 Mile Radius
2025 Estimate Population	6,936	58,794	182,393
2030 Projected Population	6,759	58,637	181,965
2025 - 2030 Projected Annual Growth	-177	-157	-428
2020 - 2025 Historic Annual Growth	363	1,831	4,125
2025 Estimated Households	2,926	24,302	74,346
2025 Estimated Average Household Income	\$86,937	\$93,088	\$100,216
2025 Estimated Median Household Income	\$67,993	\$72,624	\$77,085
2025 Annual Household Expenditure	\$260.25 M	\$2.24 B	\$7.12 B
2025 Annual Household Retail Expenditure	\$135.35 M	\$1.16 B	\$3.61 B



SURROUNDING AREA RETAILERS

INDUSTRIAL OPPORTUNITY **FOR SALE**



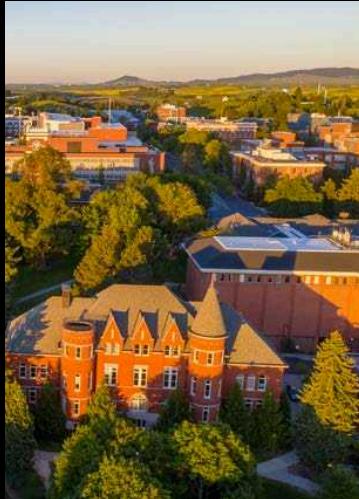


WHITWORTH
UNIVERSITY

**WASHINGTON STATE
UNIVERSITY**

Fall 2024 | 25,685 Students

81.4 Mile Distance



**EASTERN WASHINGTON
UNIVERSITY**

Fall 2024 | 10,915 Students

22.5 Mile Distance



GONZAGA UNIVERSITY

Fall 2024 | 7,470 Students

5.3 Mile Distance

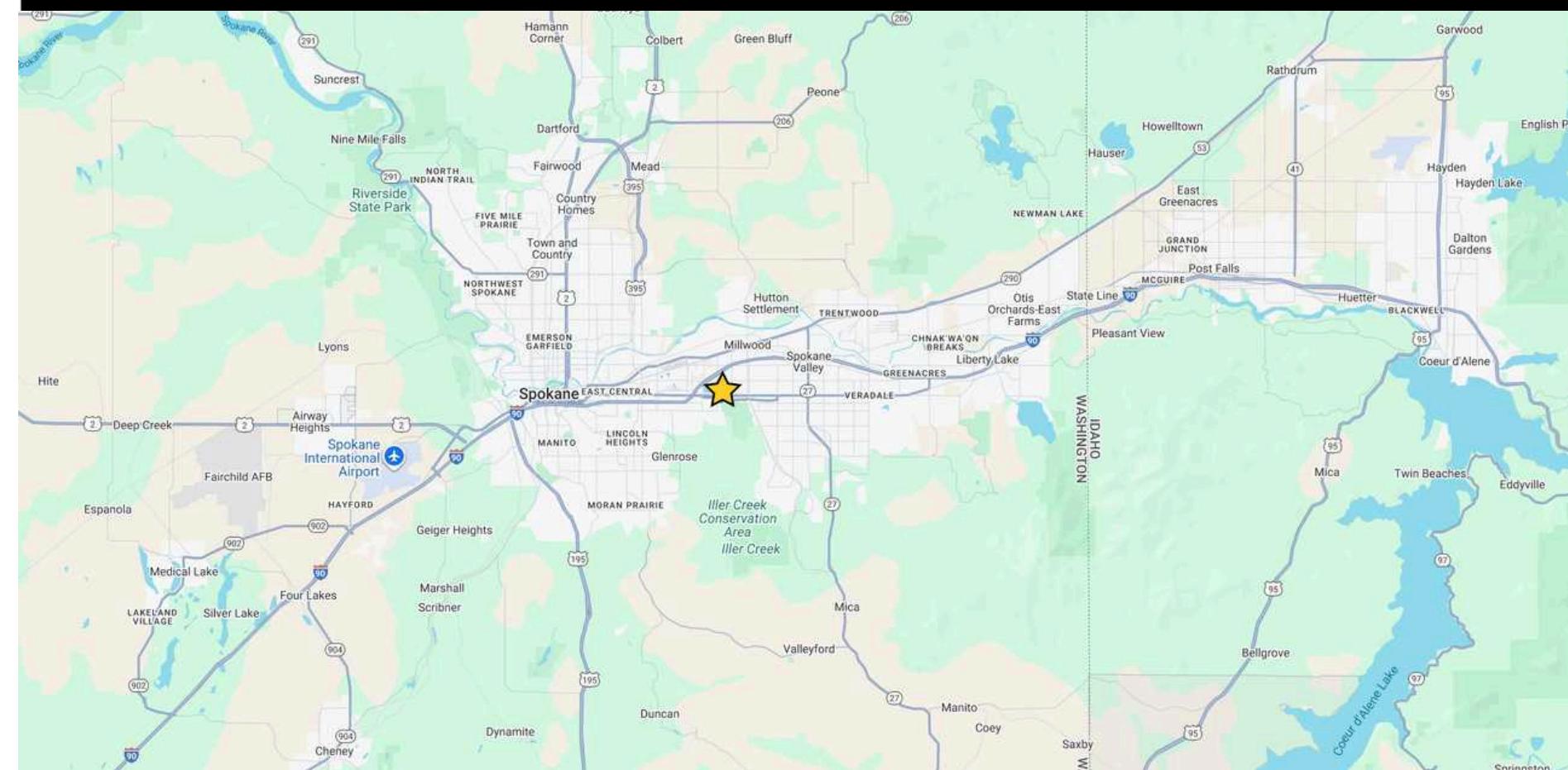


WHITWORTH UNIVERSITY

Fall 2024 | 2,459 Students

12.2 Mile Distance



VIEW LOCATION**INDUSTRIAL OPPORTUNITY FOR SALE**

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