

# Industrial For Sale

**RE/MAX**  
COMMERCIAL

Re/Max of Spokane-Commercial

12810 E Nora Ave Ste E Spokane Valley, WA 99216 | 509-922-3000

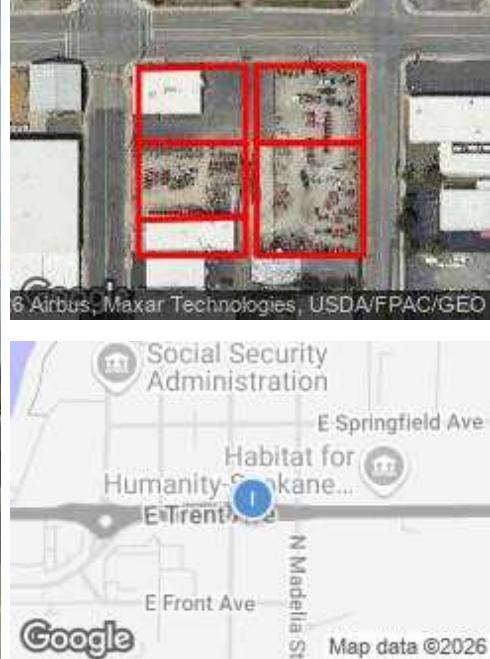
## Adams Tractor Sales yard and shops

1602 E Trent Ave, Spokane, WA, 99202

Industrial: Mixed Use For Sale

Prepared on January 15, 2026

1 of 1 Listings



### Listing Details | Industrial For Sale

Total Available Space	<b>Unknown</b>	Vacant Date	<b>9/30/2026</b>
Asking Price	<b>\$1,500,000</b>	Available Date	<b>1/01/2026</b>
Listing Price Per SF	-	Days On Market	<b>14 days</b>
Cap Rate (Actual)	<b>7.2%</b>	Date Listed	<b>1/01/2026</b>
NOI	<b>\$108,000</b>	Last Modified	<b>1/15/2026</b>
Total Income	<b>\$108,000</b>	Listing ID	<b>41058958</b>
Terms	<b>Cash to Seller</b>	Electric Service	<b>Yes, City</b>
Investment	<b>Yes</b>	Clear Height	-
Possession	<b>On Available Date</b>	Ceiling Height	-
Signage	<b>On Building</b>	Dock High Doors	<b>Not present</b>
Show Instructions	<b>Call broker</b>	Grade Level Doors	-
Financing Avail.	<b>Yes</b>	Vacancy Factor	
Gross Sched. Rents	<b>\$108,000</b>	Parking Spaces	<b>25</b>
Tax Year	<b>2024</b>	Water	<b>Yes, City, City of Spokane</b>
Vacant	<b>No</b>	Sanitary Sewer	-

### Description

Adams Tractor Sales yards and shop parcels to be sold as a single property. The four parcels total 71,000 sf (10 lots) and include the display/parts building and the shop. In the path of progress for the University and Gonzaga Districts, they are both a future development site as well as for an existing Industrial user. Owner will consider financing on a short term contract. Call listing agent for additional information.

## Property Features

### Location Details

Address	<b>1602 E Trent Ave, Spokane, WA, 99202</b>
Zoning	<b>HI</b>
Submarket	<b>CBA CBD &amp; Periphery</b>
County	<b>Spokane</b>
Parcels	<b>35163.1901, 35163.1903, 35163.191...</b>

In Opportunity Zone	<b>Yes</b>
Name	<b>1602 E Trent Avenue</b>
Campus Name	<b>Adams Tractor</b>
Cross Street	<b>Helena St</b>

### Building Details

Sub Type	<b>Mixed Use</b>
Building Status	<b>Existing</b>
Building Size	<b>10,998 SF</b>
Land Size	<b>1.63 Acres / 70,969 SF</b>
Number of Buildings	<b>2</b>
Property Rent	<b>\$20.06/SF (Average)</b>
Number of Floors	<b>1</b>
Year Built	<b>1942</b>
Primary Constr. Type	<b>Masonry</b>
Occupancy Type	<b>Single Tenant</b>
Yard	-
Electricity	<b>Yes, City</b>
Clear Height	-
Ceiling Height	-

Dock High Doors	<b>Not present</b>
Grade Level Doors	-
Sprinklers	-
Industrial Space	<b>10,998 SF</b>
In Opportunity Zone	<b>Yes</b>
Water	<b>Yes, City, City of Spokane</b>
Rail Service	<b>No</b>
Floor Size	<b>5,400 - 5,598 SF</b>
Floor Size (Avg)	<b>5,499 SF</b>
Largest Contiguous	<b>5,598 SF</b>
Rentable Space	<b>10,998 SF</b>
Number of Tenants	<b>1</b>
Air Conditioned	<b>Yes</b>
Heated	<b>Yes</b>

### Property Listings

1 Listing | --- | \$1,500,000

Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Ceil Ht	Doors	Office	Yard	Power
For Sale	Adams Tr...	-	-	\$1,500,000	1/01/2026	-	-	-	-	-	-

### Additional Photos





## Contact

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