

Industrial For Sale



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	Unknown	Vacant Date	9/30/2026
Asking Price	\$1,500,000	Available Date	1/01/2026
Listing Price Per SF	-	Days On Market	14 days
Cap Rate (Actual)	7.2%	Date Listed	1/01/2026
NOI	\$108,000	Last Modified	1/15/2026
Total Income	\$108,000	Listing ID	41058958
Terms	Cash to Seller	Electric Service	Yes, City
Investment	Yes	Clear Height	-
Possession	On Available Date	Ceiling Height	-
Signage	On Building	Dock High Doors	Not present
Show Instructions	Call broker	Grade Level Doors	-
Financing Avail.	Yes	Vacancy Factor	
Gross Sched. Rents	\$108,000	Parking Spaces	25
Tax Year	2024	Water	Yes, City, City of Spokane
Vacant	No	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	1602 E Trent Ave, Spokane, WA, 99202	In Opportunity Zone	Yes
Zoning	HI	Name	1602 E Trent Avenue
Submarket	CBA CBD & Periphery	Campus Name	Adams Tractor
County	Spokane	Cross Street	Helena St
Parcels	35163.1901, 35163.1903, 35163.191...		

Building Details

Sub Type	Mixed Use	Dock High Doors	Not present
Building Status	Existing	Grade Level Doors	-
Building Size	10,998 SF	Sprinklers	-
Land Size	1.63 Acres / 70,969 SF	Industrial Space	10,998 SF
Number of Buildings	2	In Opportunity Zone	Yes
Property Rent	\$20.06/SF (Average)	Water	Yes, City, City of Spokane
Number of Floors	1	Rail Service	No
Year Built	1942	Floor Size	5,400 - 5,598 SF
Primary Constr. Type	Masonry	Floor Size (Avg)	5,499 SF
Occupancy Type	Single Tenant	Largest Contiguous	5,598 SF
Yard	-	Rentable Space	10,998 SF
Electricity	Yes, City	Number of Tenants	1
Clear Height	-	Air Conditioned	Yes
Ceiling Height	-	Heated	Yes

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



Tom Watson-Mgr. Broker
509-220-3835
TomWatson@CapSeven.com

Re/Max of Spokane-Commercial