

# VALUABLE LAND & BUSINESS FOR SALE

DIRT/GRANITE WITH OR WITHOUT EQUIPMENT

8716 N. GREENE LN.  
SPOKANE, WA 99217



DAINES CAPITAL  
COMMERCIAL REAL ESTATE

## OFFERING SUMMARY

<b>Price</b> (Land, Business, & Equipment)	\$3,300,000
<b>Price</b> (Land & Business only)	\$2,800,000
<b>\$/SFT</b>	\$7.66/SFT
<b>Land Area</b>	8.39 AC
<b>APN</b>	36222.9144
<b>Zoning</b>	HI

\*water and power on the property



**PROPERTY VIDEO - CLICK HERE**

STEVEN DAINES • 509.590.9114 • STEVEN@DAINESCAPITAL.COM

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## ABOUT THE BUSINESS

### SPOKANE RECYCLING & MATERIALS (SRM)

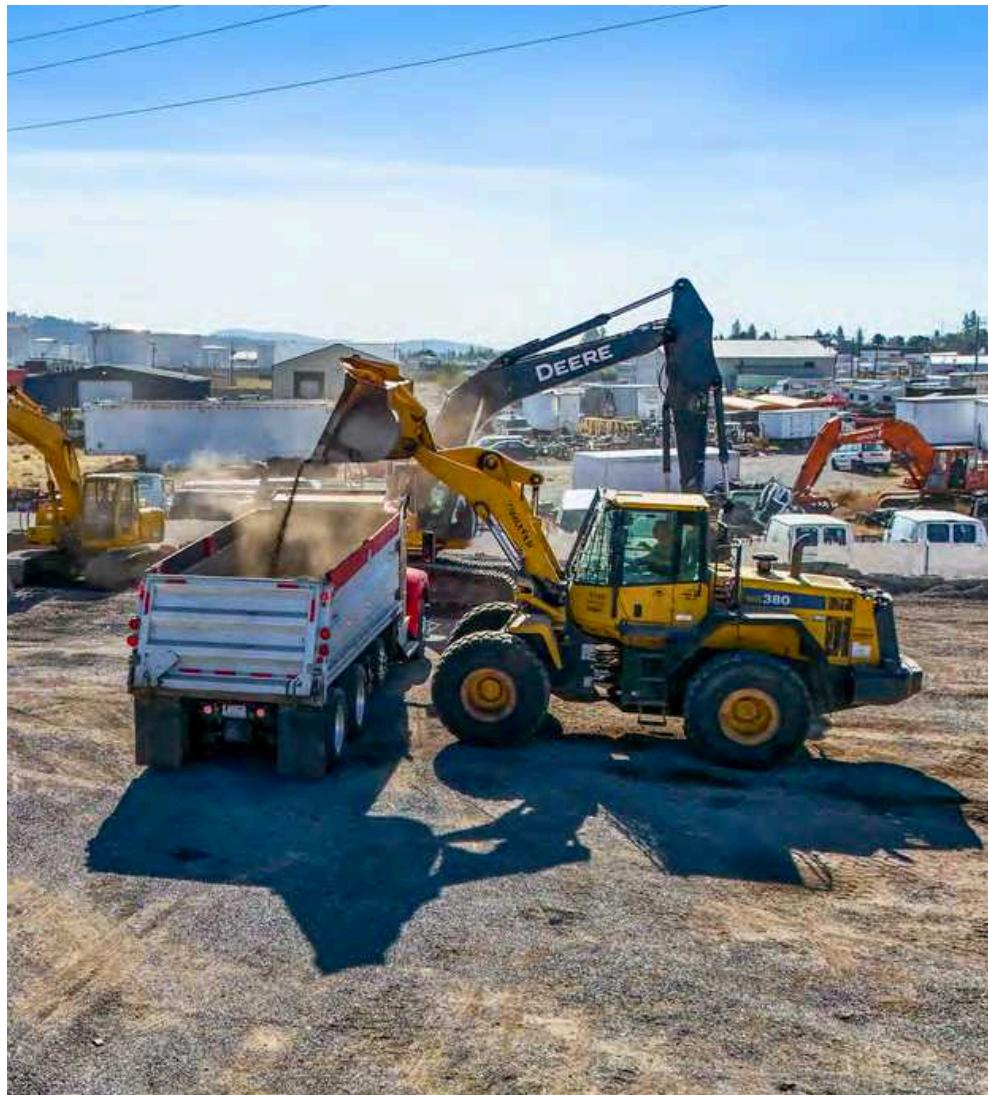
Spokane Recycling & Materials (SRM) is a leading recycling and materials company serving Eastern Washington and surrounding regions. The business specializes in converting construction and organic waste into high-value, reusable products such as crushed concrete, screened topsoil, and wood chips. Each year, the facility diverts thousands of tons of material from landfills, contributing to a more sustainable circular economy. SRM maintains strong, recurring contracts with municipalities, water districts, school systems, and regional contractors. Notably, the company has an active agreement with the University of Idaho for the supply of wood chips. SRM is well-positioned for continued growth, with scalable infrastructure and multiple expansion opportunities across Washington, Idaho, and Oregon.



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## ***Core Products & Services include:***

- Crushed Concrete – Recycled aggregate for construction and road base
- Screened Topsoil – Recycled and repurposed for landscaping and agriculture
- Wood Chips – Clean wood waste processed for institutional use
- Rock & Dirt Recycling – Sorted and repurposed for resale
- Custom Trucking & Equipment Services – Bulk material handling and hauling

## ***Highlights & Strategic Advantages:***

- Over \$6 million in hard assets and material reserves
- Established regional relationships and recurring contracts
- Proven landfill diversion and sustainability impact
- Scalable operations with opportunities for expansion into composting, roll-off rentals, and retail compost programs

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## **8716 N. GREENE LN. SPOKANE, WA**

Price: \$2,800,000

Zoning: Heavy Industrial

Land Area: 8.39 AC

\$/SFT: \$7.66



## **14170 N. THAYER ST. RATHDRUM, ID**

Sold Apr. 2025: \$1.25M

Zoning: Industrial

Land Area: 6.36 AC

\$/SFT: \$4.51



## **4301 N. BARKER RD. SPOKANE VALLEY, WA**

Sold Jan. 2025: \$4.3M

Zoning: Light Industrial

Land Area: 12.06 AC

\$/SFT: \$8.18



## **4512 N. BARKER RD. SPOKANE VALLEY, WA**

Sold Jan. 2025: \$1.43M

Zoning: Industrial

Land Area: 5 AC

\$/SFT: \$6.54

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Market St & Magnesium Rd  
(17,000 VPD)

Magnesium Rd

Market St



Northpointe  
Shopping Plaza

Newport Highway

Bonneville Power  
Administration



Freya St & Lincoln Rd  
(6,500 VPD)

Market St & Lincoln Rd  
(12,000 VPD)



Mead

Highway 395  
(15,000 VPD)



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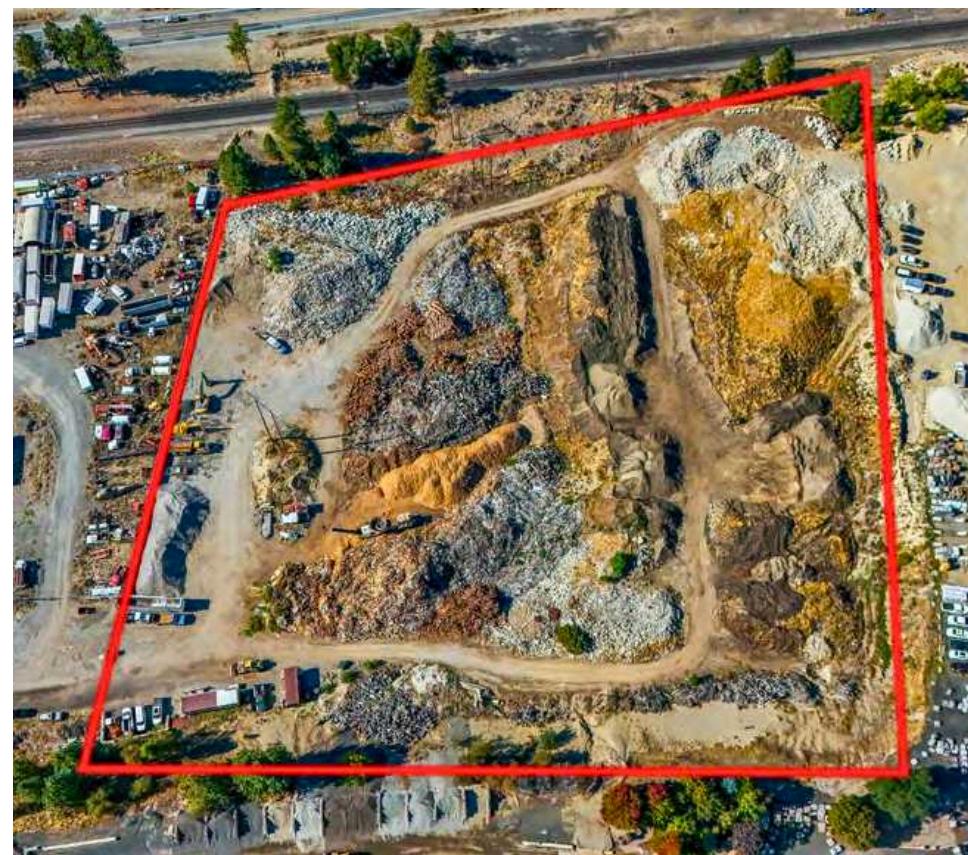
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DEMOGRAPHICS	2 MILE	5 MILE
Population	17,044	161,762
Households	7,339	63,015
Median Age	38	37
Median HH Income	\$55,364	\$60,275
Daytime Employees	9,669	58,886
Population Growth '24-'29	1.3%	1.2%
Household Growth '24-'29	1.3%	1.3%



COLLECTION STREET	CROSS STREET	TRAFFIC VOL
N. Market St.	E. Lincoln Rd. S	12,164
N. Market St.	E. Magnesium Rd. S	8,760
N. Market St.	E. Magnesium Rd. N	8,424

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