

# FOR SALE OR LEASE

## NEW CLASS A INDUSTRIAL / WAREHOUSE OPPORTUNITY

18815 E Euclid Avenue | Spokane Valley, WA 99027



**KIEMLE**  
HAGOOD

**BRANDON PETERSON**

509.755.7541

brandonp@kiemlehagood.com

<b>OFFERING PRICE</b>	\$2,995,000
<b>LEASE RATE</b>	\$13.80 PSF /YR
<b>EST. NNN RATE</b>	\$5.00 PSF
<b>BUILDING SIZE</b>	±8,300 SF
◦ <b>Office Size</b>	±1,300 SF
◦ <b>Warehouse Size</b>	±7,000 SF
<b>PARCEL NO</b>	55053.0109
<b>ZONING</b>	Industrial
<b>LOT SIZE</b>	±38,768 SF (±0.89 Acres)

- Lease with Option to Purchase or Possible Owner Financing
- 18809 E Euclid Ave AVAILABLE to purchase for \$2,995,000

## New Class A Industrial / Warehouse Opportunity

Barker & Euclid – Spokane Valley

Exceptional opportunity to acquire or lease a newly constructed Class A industrial warehouse facility strategically positioned in the rapidly growing Spokane Valley industrial corridor. Designed for contractors, service users, distribution, storage, light manufacturing, and flex-industrial operations, this project combines modern warehouse functionality with highly upgraded office/showroom improvements and secure yard space.

Located just minutes from Interstate 90 at the Barker Road interchange, the property offers outstanding regional access, visibility, and functionality for a wide array of industrial users.

### Property Highlights:

- Situated on approximately 0.89 acres
- Fully paved and landscaped site
- Secure black chain-link fencing with oversized 20' gated entry
- Industrial Mixed Use zoning
- Easy access to I-90, Barker Road, and Trent Avenue
- Excellent contractor, fleet, warehouse, and distribution location
- 3 phase power

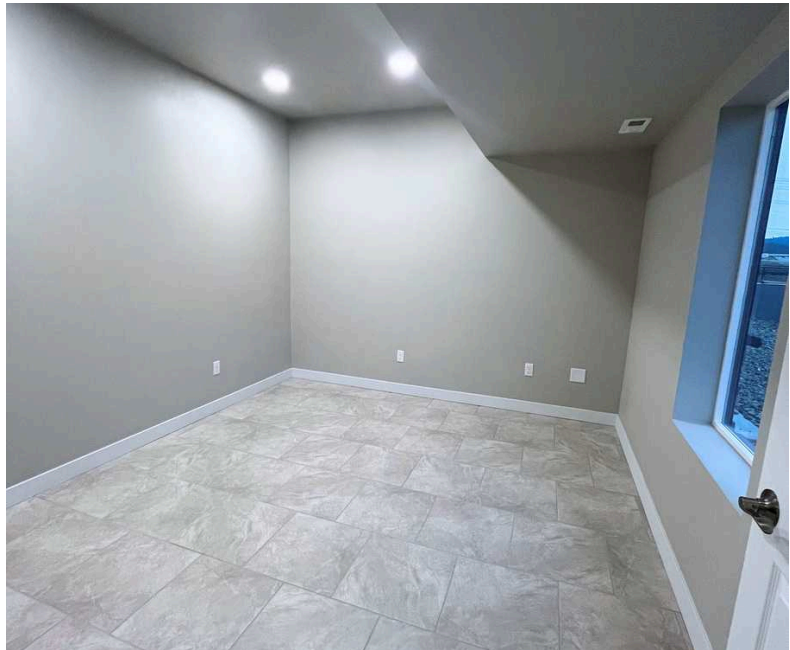
### Warehouse Features:

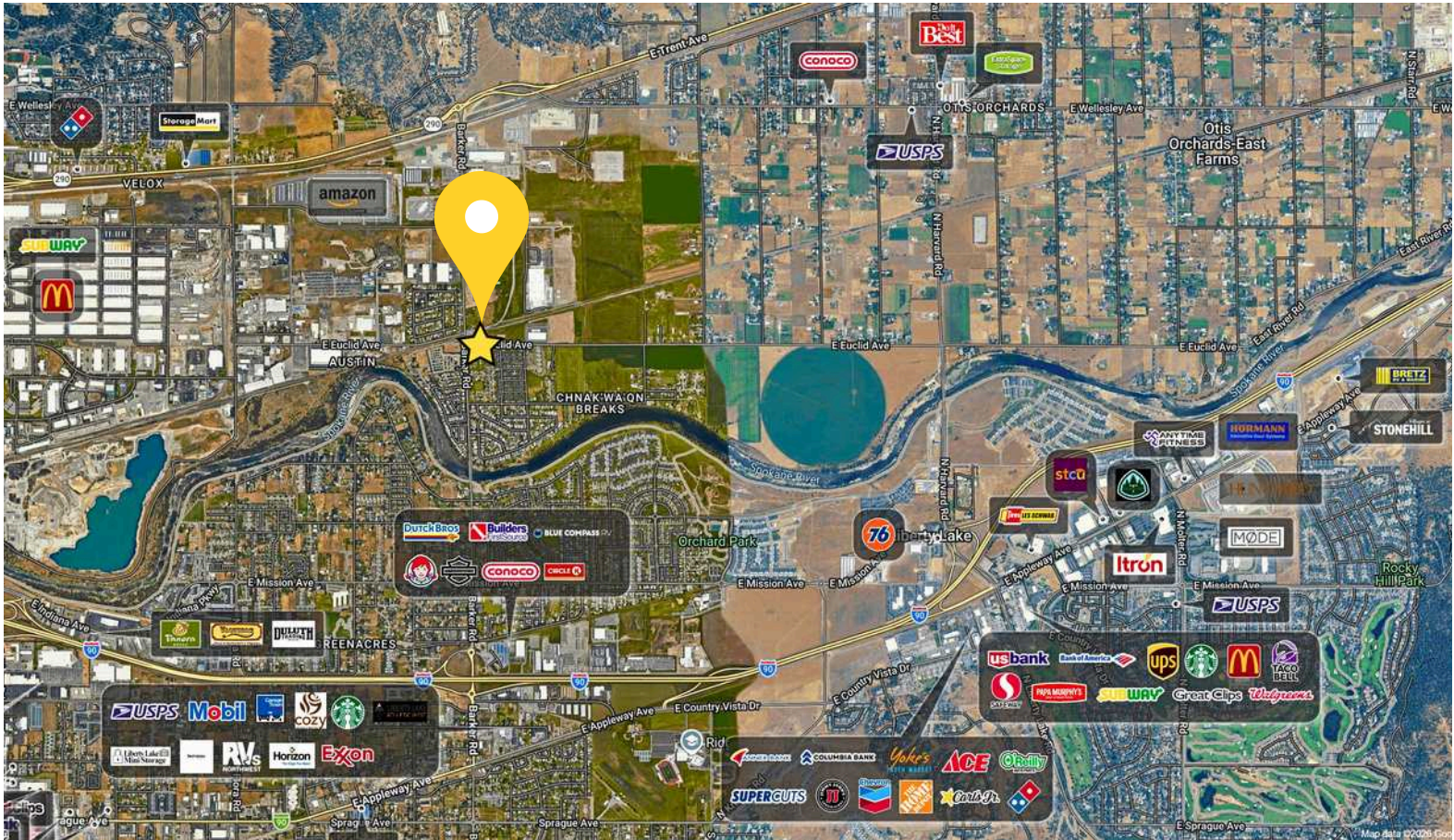
- Wide open-span warehouse configuration
- Ideal for racking, light manufacturing, shop, or storage uses
- Three (3) insulated 14' x 16' overhead doors
- Approx. 18' clear ceiling heights
- Bright interior with white metal walls and ceilings
- LED lighting throughout
- Heavy insulation package for energy efficiency
- Three natural gas warehouse heaters
- Two warehouse restrooms
- Attractive modern exterior with stone and dark metal accents
- Strong street presence and professional image
- Large main-level showroom/reception area with abundant natural light
- Private office on main level
- Kitchenette/break area
- Second-floor manager office with room for multiple workstations
- Large conference room or additional office area upstairs
- Modern finishes with carpeted office areas and 9' ceilings
- Forced air heating and air conditioning
- Cat 6 wiring throughout office and warehouse
- Additional office restroom with shower

### Additional Notes:

- Buildings 2 & 3 - **AVAILABLE** for Sale or Lease. Building 1 - **LEASED**
- Lease with Option to Purchase or Possible Owner Financing
- 18815 E Euclid Ave **AVAILABLE**







**DEMOGRAPHICS**

**EST POPULATION 2025**

**PROJ. POPULATION 2030**

**EST. HOUSEHOLDS**

**MEDIAN AGE**

**2025 AVERAGE HHI**

**2025 MEDIAN HHI**

**1 MI**

5,452

6,082

2,398

41.0

\$105,309

\$74,933

**3 MI**

38,449

41,488

16,194

38.9

\$110,658

\$84,911

**5 MI**

97,329

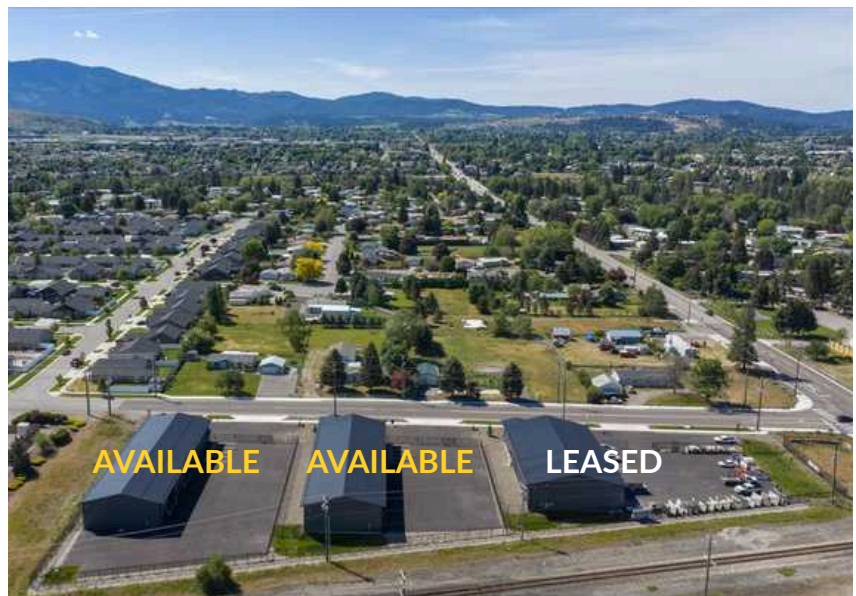
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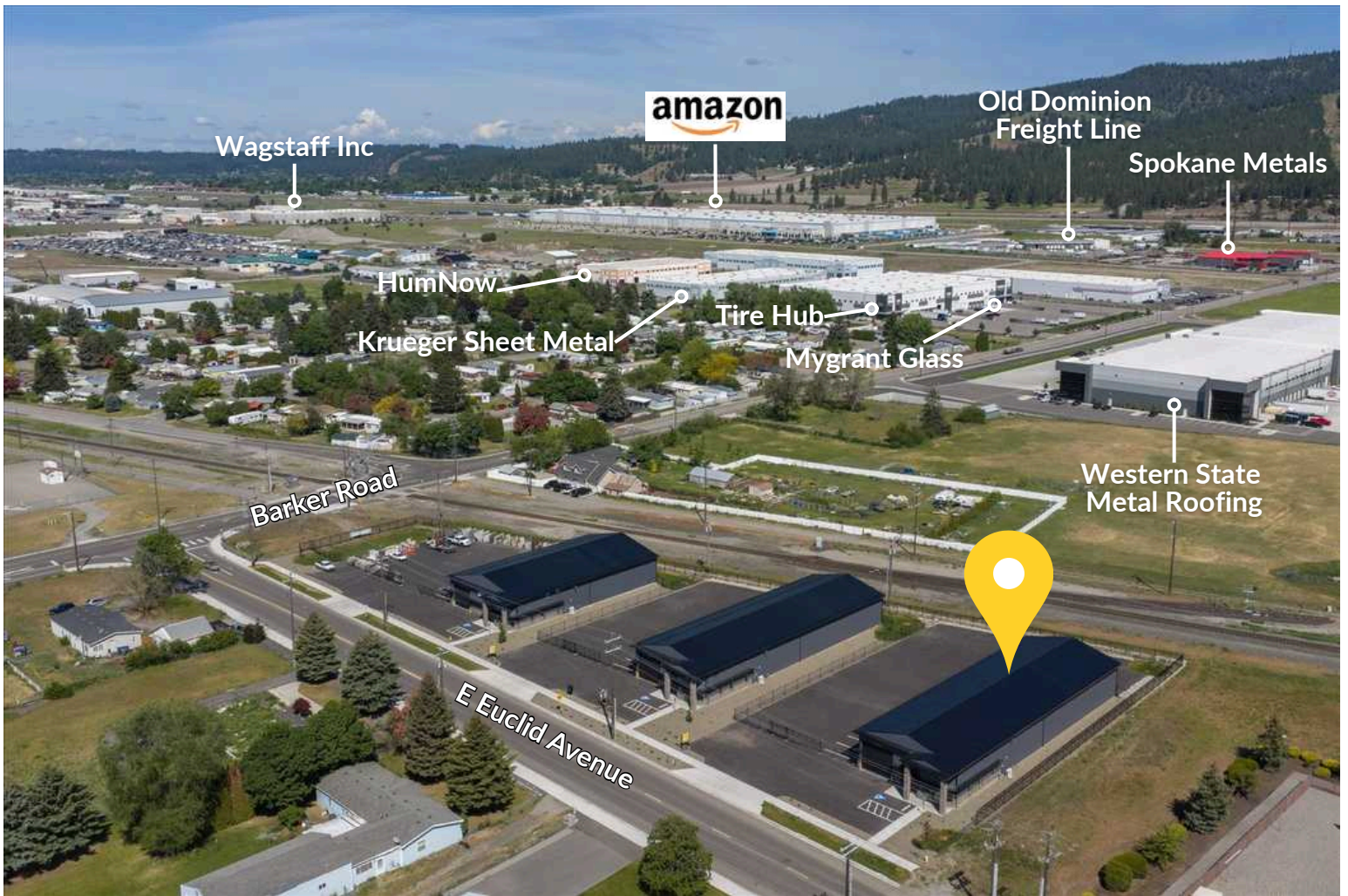
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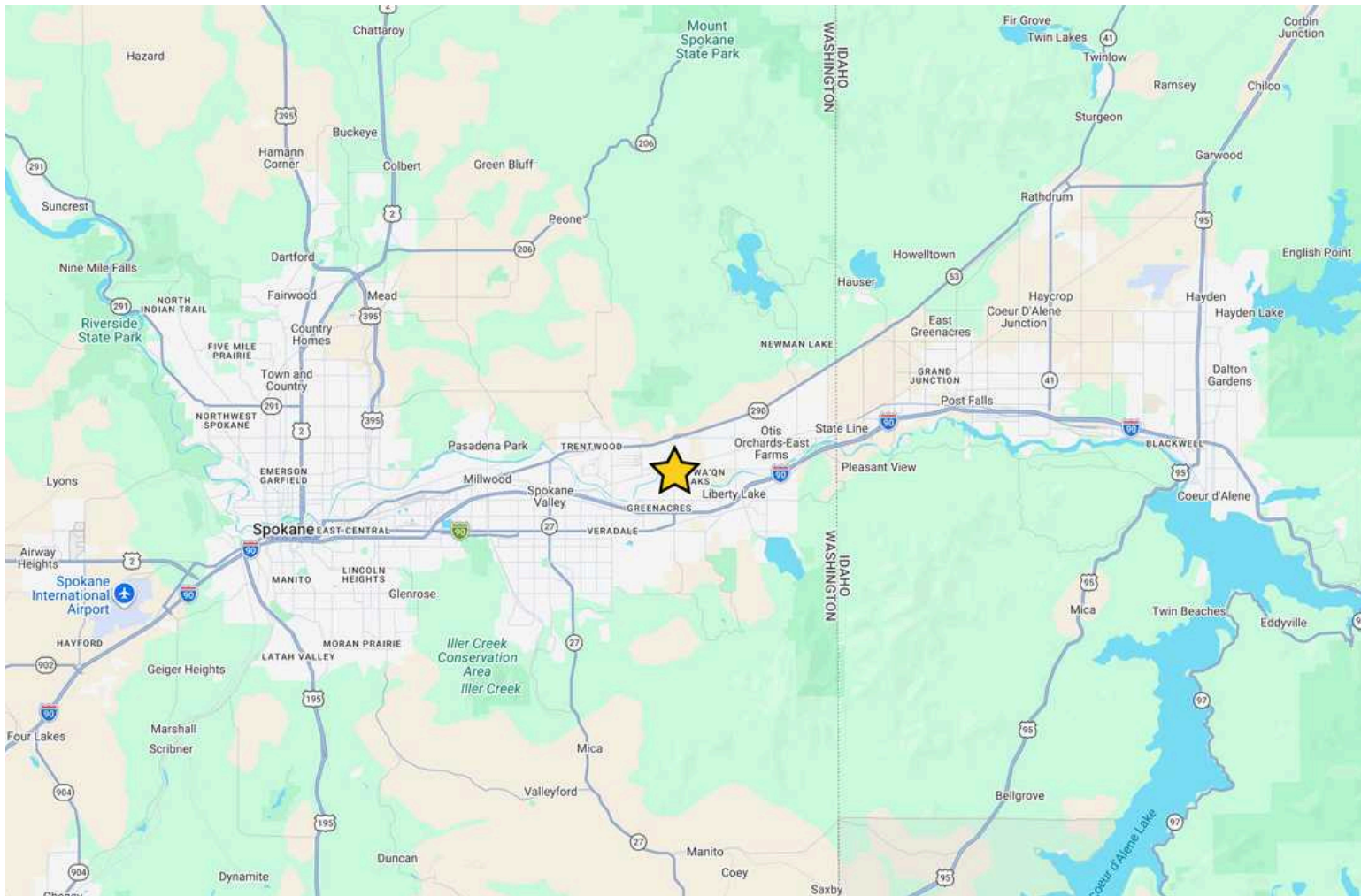
38.7

\$113,890

\$90,248







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[VIEW LOCATION](#)



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Spokane, WA 99201