

# INDUSTRIAL LAND FOR SALE

INCLUDES TWO PARCELS

CORNER OF E. LACROSSE LN. & N. INDUSTRIAL PARK 4<sup>TH</sup> ST.  
SPOKANE VALLEY, WA 99216



## OFFERING SUMMARY

<b>Price</b>	\$982,712
<b>\$/SFT</b>	\$8/SFT
<b>No. of Parcels</b>	2
<b>Parcel Size</b>	2.82 AC   122,839 SFT
<b>APN</b>	45011.9121 45011.9122
<b>Zoning</b>	Industrial

- Located in Spokane Business & Industrial Park
- Easy access to major roads & I-90
- Excellent Valley location near Trent & Sullivan
- 2 Parcels included in purchase
  - Seller financing is not available

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## Easements to be aware of:

-  Easement for Access & Utilities
-  Easement for Access, Utilities, & Sidewalk

### Zoning: Industrial

Industrial zoning in Spokane Valley allows all types of industrial development, such as manufacturing, processing, fabrication, assembly, disassembly, and freight-handling. Transitional standards protect adjacent non-industrial zones from industrial uses significant noise, odor, or aesthetic impacts.

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## **12929 PINECROFT WAY, SPOKANE VALLEY, WA**

Land Size: 3.49 AC

List Price: \$1.68M

\$/SFT: \$11.02

Zoning: P/OS

Days on Market: 561



## **25 N. MULLAN RD. SPOKANE VALLEY, WA**

Land Size: 2.87 AC

List Price: \$3.38M

\$/SFT: \$27.01

Zoning: CMU

Days on Market: 428



## **0 SULLIVAN ROAD RD. SPOKANE VALLEY, WA**

Land Size: 6.05 AC

Sold July 2025: \$1.1M

\$/SFT: \$4.54

Zoning: I

Days on Market: 320



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

Land Size: 5 AC

Sold Jan. 2025: \$1.43M

\$/SFT: \$6.54

Zoning: Industrial

Days on Market: 117

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DEMOGRAPHICS	1 MILE	3 MILE
Population	1,671	41,702
Households	655	17,465
Median Age	44	38
Median HH Income	\$74,624	\$71,735
Daytime Employees	4,386	21,937
Population Growth '25 - '30	1.56%	3.09%
Household Growth '25 - '30	1.37%	3.03%

COLLECTION STREET	CROSS STREET	TRAFFIC VOL
E. Trent Ave.	N. Flora Rd. E	19,438
N. Sullivan Rd.	E. Trent Ave. N	19,965
E. Trent Ave.	N. Sullivan Rd. W	18,843

No representation, express or implied, is made as to the accuracy of information contained herein. All information is from sources deemed reliable and submitted subject to errors, omissions, change or terms and conditions without notice. Buyers are solely responsible to conduct their own due diligence to their independent satisfaction.



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