



# ***6405 W. TRAILS ROAD***

Spokane, WA 99224

## **INDUSTRIAL WAREHOUSE**

### **FOR SALE OR FOR LEASE**

**Space Size: 7,700 SF | Parcel Size: 9.41 Acres**

**Sale Price: \$970,000 | Lease Price: \$9.00 NNN**

- Radiant-heated floors
- Custom industrial garage doors
- Fully paved parking area
- Potential for business, storage, manufacturing, or hobby use
- Panoramic city views with views of the Spokane skyline

**Exclusively listed by:**

Bill Duffy  
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# Property Description

Exceptional West Spokane land and industrial/workshop opportunity on  $\pm 9.41$  acres, featuring a  $\pm 7,700$  SF fully insulated shop, paved parking, and panoramic city views. Parcel #25091.9079 offers a rare combination of usable improvements, expansive acreage, and privacy, directly adjacent to the Romine Conservation Area. Located near W. Trails Rd and Euclid Rd, with convenient access to West Spokane, I-90, and surrounding employment and commercial corridors.



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## Demographics

| POPULATION           | 1 MILES   | 5 MILES   | 10 MILES  |
|----------------------|-----------|-----------|-----------|
|                      | 664       | 131,002   | 332,041   |
| HOUSEHOLDS           | 1 MILES   | 5 MILES   | 10 MILES  |
|                      | \$443,362 | \$358,971 | \$388,083 |
| AVG HOUSEHOLD INCOME | 1 MILES   | 5 MILES   | 10 MILES  |
|                      | \$114,818 | \$87,885  | \$95,260  |

# LOCATION OVERVIEW

Spokane, Washington



**International Events**

**Spokane, Washington, is the second largest city in the state, located in the eastern part of Washington, along the Spokane River.**



**Outdoor Activities**



Home of the largest 3on3 outdoor basketball tournament, Hoopfest, and Bloomsday, Spokane's iconic annual 12K race.



There are 76 lakes and rivers within a 50-mile radius of Downtown Spokane, offering an abundance of outdoor activities.



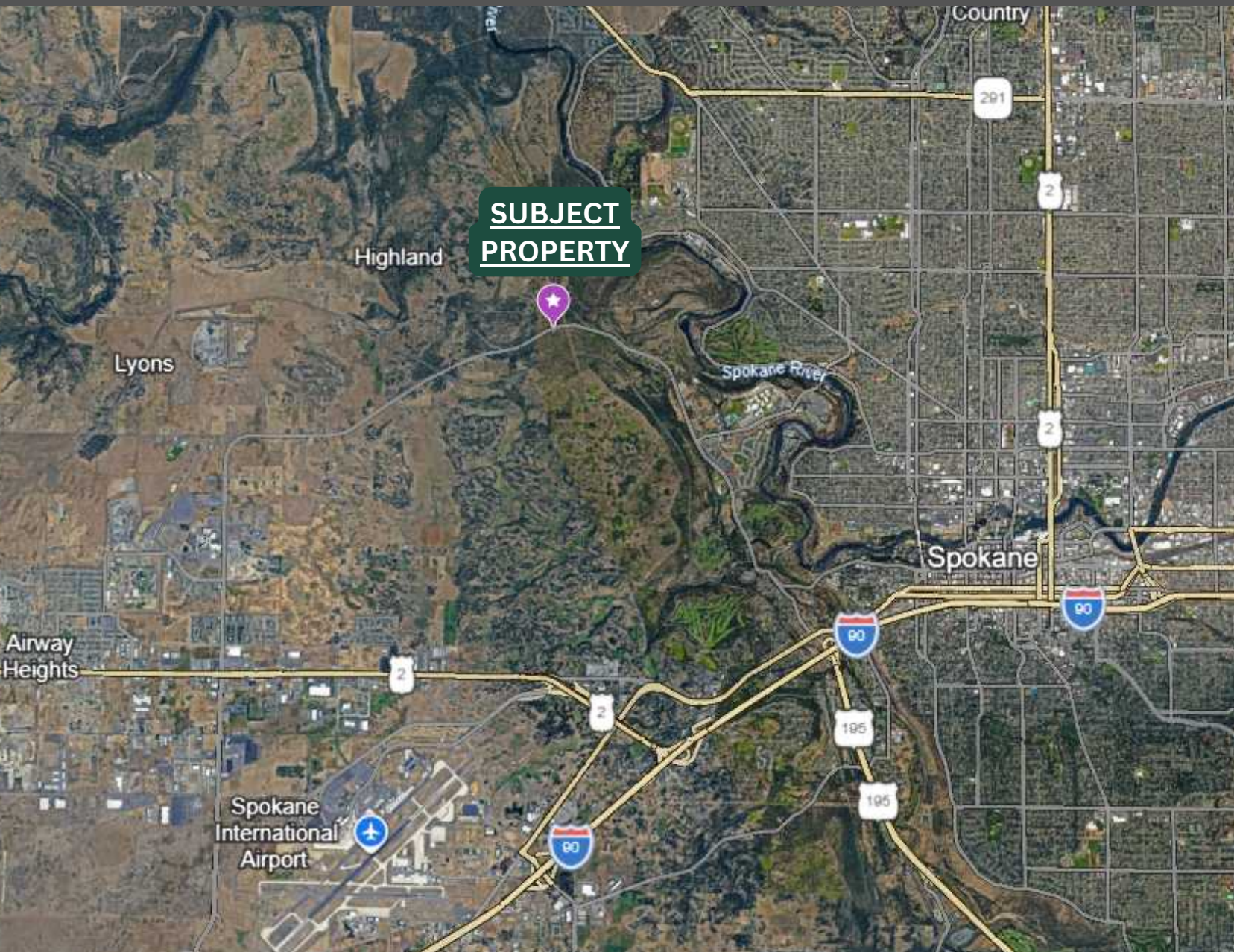
The city hosts a variety of festivals, concerts and shows, including internationally recognized Broadway tours.



The Spokane City Line is a brand new 6-mile bus route, connecting Browne's Addition to local universities, like SCC and Gonzaga.



**Entertainment**



# AERIAL MAP

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