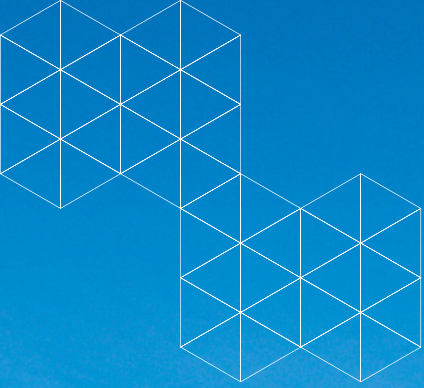


FOR SALE OR LEASE



TRENT INDUSTRIAL

15911 E Trent Ave | Spokane Valley, WA, 99216

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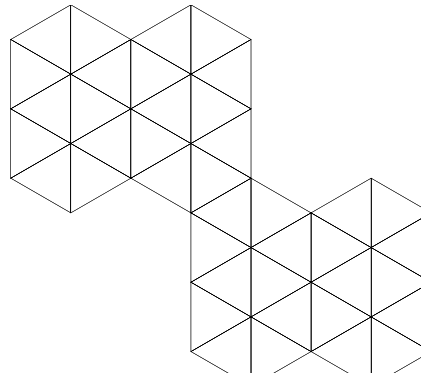


OWNER USER INDUSTRIAL OPPORTUNITY

TAPA INDUSTRIAL PARK

15911 E Trent Ave
Spokane Valley, WA, 99216

SALE PRICE	\$2,695,000 \$2,599,000
LEASE RATE	\$10,490 /Month + NNN
BUILDING SIZE	±8,603 SF
OFFICE/SHOWROOM	±1,558 SF
LOADING DOCKS	3 x (8' x 10')
OH DOORS	2 x (16' x 14')
BUILDING CLASS	A
YEAR BUILT	2019
PARCEL NO.	45012.1503
LOT SIZE	±32,799 SF
PARCEL NO.	45012.1503



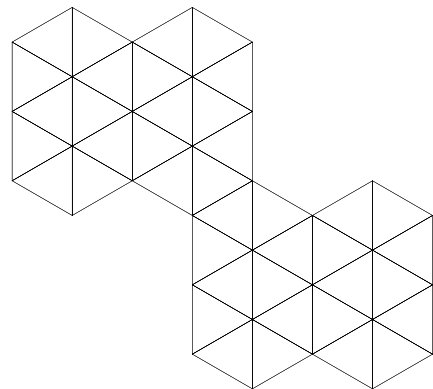
This ±8,603 SF owner-user industrial opportunity in Tapa Industrial Park offers a rare chance to secure a modern, high-functioning facility in Spokane Valley. Built in 2019 and positioned on a ±32,799 SF parcel, the property features ±1,558 SF of office/showroom space complemented by efficient warehouse infrastructure, including three dock-high loading doors and two grade-level doors to accommodate a variety of operational needs. With a Class A construction profile, excellent accessibility, and a strategic location near key transportation corridors, this asset is ideally suited for businesses seeking a combination of professional frontage and scalable industrial capacity.





DEMOGRAPHICS

	1 MI	3 MI	5 MI
EST. POPULATION 2025	2,953	42,069	110,896
PROJ. POPULATION 2030	2,991	45,139	114,392
ADJ. DAYTIME DEMO	7,253	34,599	80,791
2025 AVERAGE HHI	\$115,277	\$93,716	\$106,228
2025 MEDIAN HHI	\$85,634	\$75,245	\$83,871







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