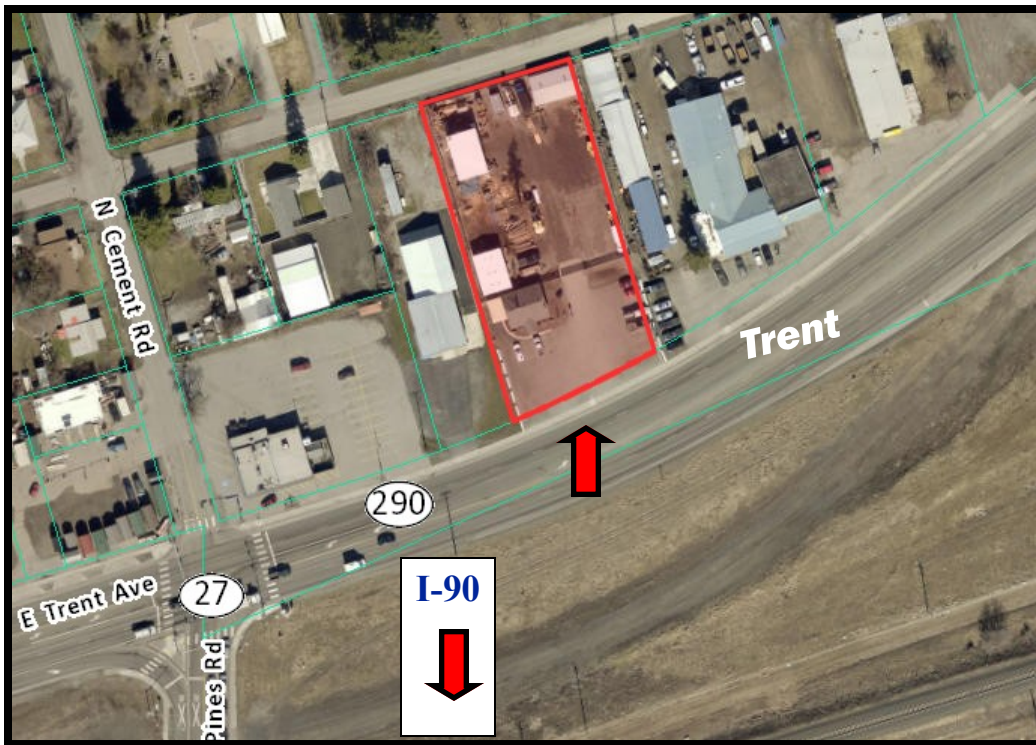




***Pines & Trent  
Industrial Property***

***12401 E. Trent Ave  
Spokane Valley, WA 99206  
FOR SALE \$645,000.00***



***Owner User or Redevelopment Potential  
Fronting New Pines and Trent Turnabout***



**Gene Arger, Broker**  
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(509) 844-8814 cell  
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www.argerco.com



Property information on this flyer is for convenience only and should not be relied upon for accuracy.  
All prospective buyers should conduct their own analysis and inspections for their intended use.



## ***Pines & Trent Industrial Property***

**LOCATION:** Centrally located in the Spokane Valley at Trent and Pines Intersection. Easy I-90 access and 10 minutes to Idaho Border or Downtown Spokane. Will front future Spokane Valley Pines Road / BNSF Railway Grade Separation Project.

**ZONING:** Industrial Mixed Use (IMU), per City of Spokane Valley. Allows retail, office, manufacturing and other industrial uses.



### **PROPERTY DETAILS:**

- Parcel #: 45033.0303
- Lot 37,800 +/- SF
- Includes: Office Building, Modular Office, Warehouse, Storage Shed and Yard
- Industrial Mixed Use Zoning (IMU), Variety of Permitted Uses
- 27,400 Cars Per Day Traffic Count
- 15 Parking Stalls
- Fenced Yard
- Monument Sign
- Easy I-90 access (Pines Corridor)

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***Pines & Trent  
Industrial Property***

**PENDING NEW TURNABOUT**

SUBJECT To City of SPOKANE VALLEY



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### **PICTURES**

