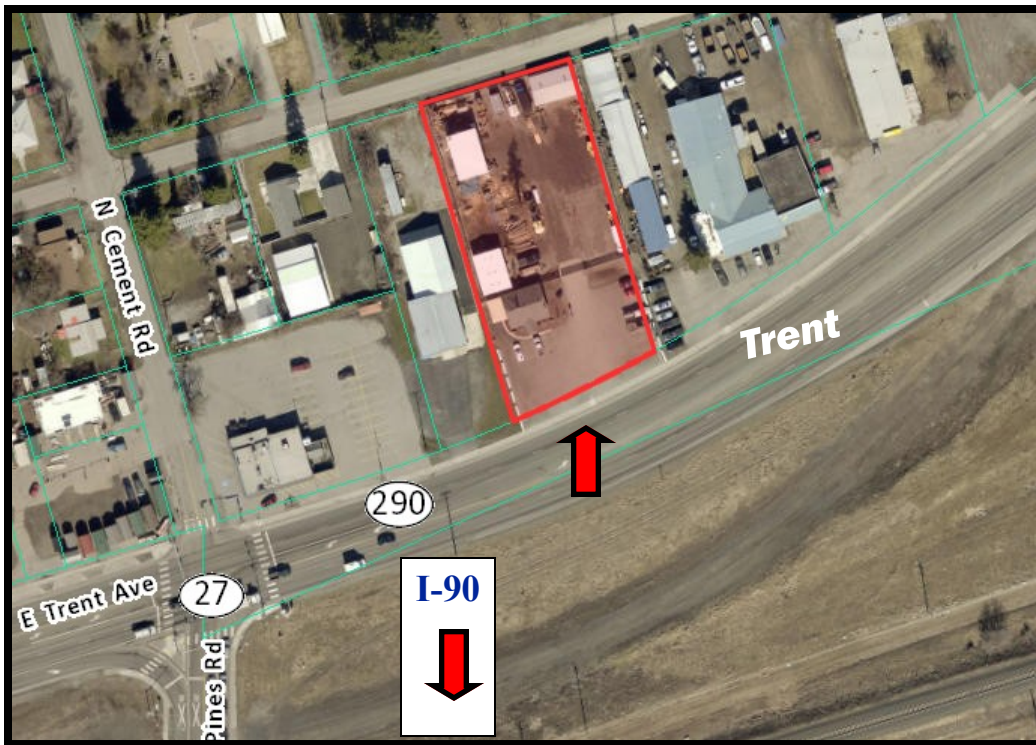




***Pines & Trent
Industrial Property***

***12401 E. Trent Ave
Spokane Valley, WA 99206
SOLD \$620,000.00 (June 8, 2021)***



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



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(509) 844-8814 cell
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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

