



**FOR SALE**



*Prime Owner User*

*Industrial Building and Yard Acreage*

*(Located off Hayford Road near Amazon Distribution Center)*

**11203 W. Electric Ave  
Spokane, WA 99224**



**GENE ARGER, BROKER | G. ARGER CO. REAL ESTATE INC**

(509) 926-5311 office | (509) 844-8814 cell | [ggarger@argerco.com](mailto:ggarger@argerco.com) | [www.argerco.com](http://www.argerco.com)

# PROPERTY HIGHLIGHTS



For Sale \$1,595,000.00

- **Parcel #: 14011.1407**
- **209,451 +/- SF Lot (4.81 Acres)**
- **5,000 SF Building (100 x 50), Concrete Six Inch thick floor**
- **Two Lean Twos, 1,800 SF each**
- **Two Roll Up Doors, 18 x 20 each**
- **400 Amp Power Available, Avista**
- **On Well, 50 gallons per minute**
- **Built in 2022**
- **Fully Graveled Yard**
- **Securely Fenced and Gated**
- **Zoning: Light Industrial per County, many permitted uses allowed**
- **Located on Electric Ave off Hayford Rd near Amazon Dist. Bldg**
- **Easy I-90 Access (Exit 272)**
- **Near a growing developing area**
- **Showings by appointment only**

INDUSTRIAL BUILDING AND YARD ACREAGE 11203 W. ELECTRIC AVE SPOKANE, WA



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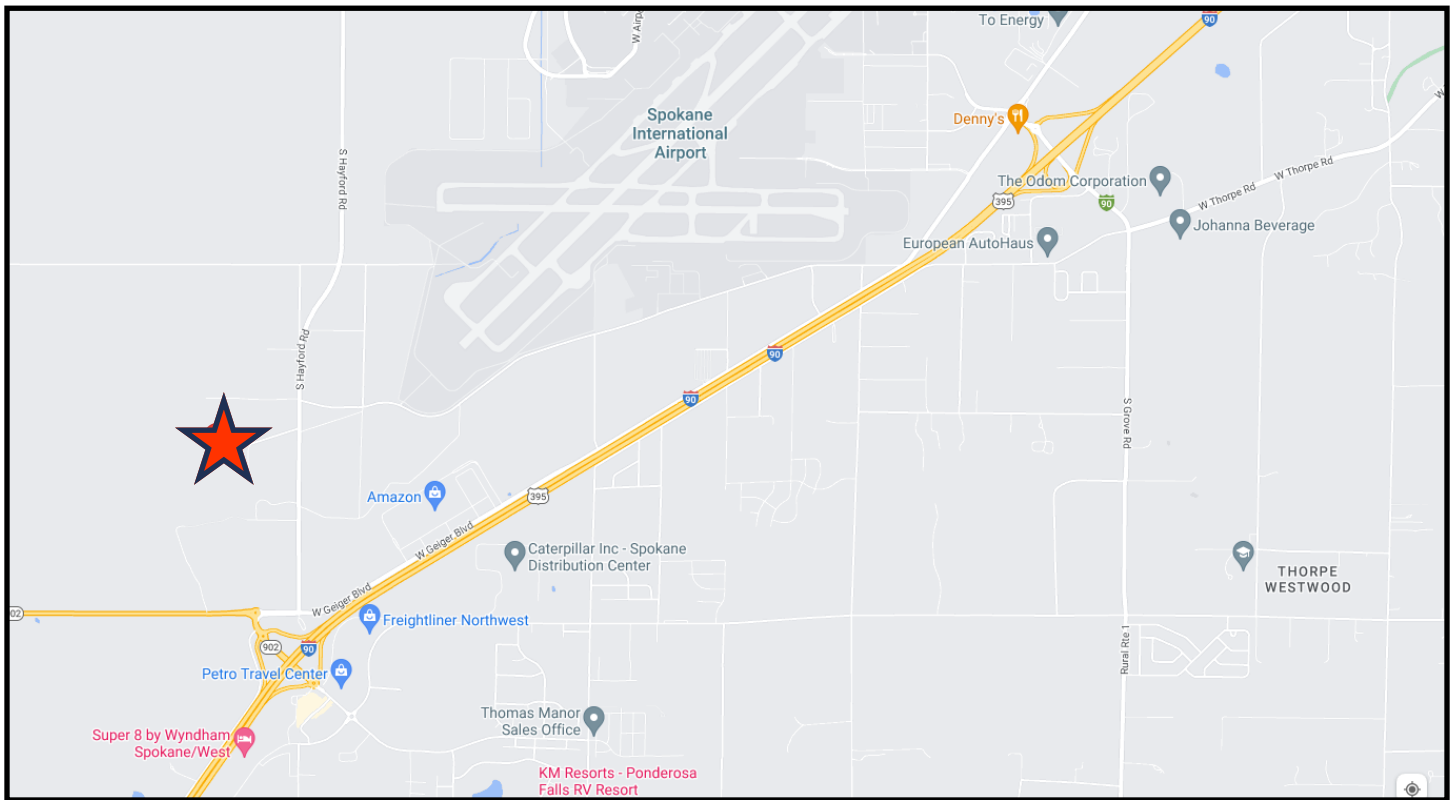
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# MAPS



*Centrally Located with Easy I-90 Access*



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# PHOTOS



INDUSTRIAL BUILDING AND YARD ACREAGE 11203 W. ELECTRIC AVE SPOKANE, WA



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# ABOUT

CoStar<sup>®</sup>  
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We are G. Arger Co. Real Estate, Inc. For over 40 years we have been meeting the real estate needs of hundreds of companies across the Inland Northwest and award winning Power Brokers.

We offer services in commercial property sales, residential property sales, management, leasing, and tenant representation. Our development division specializes in build to suit as well as complete start to finish design/construct projects.

We are a full-service company that can handle all of your commercial real estate buying, selling, leasing and development needs.



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REALTOR<sup>®</sup>



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OPPORTUNITY

**ARGER<sup>®</sup>**  
**Real Estate, Inc.**

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.