



For Lease

Build to Suit or Land Lease



Valley Industrial Acreage

**16xxx E. Trent Ave
Spokane Valley, WA 99216**



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

(509) 926-5311 office | (509) 844-8814 cell | ggarger@argenco.com | www.argenco.com

PROPERTY HIGHLIGHTS



Build to Suit or Land Lease

- **Parcel #: 45011.9045**
- **3.11 Acres (135,472+/- SF)**
- **Zoning: Industrial Mixed Use (IMU),**
Allows retail, office, light manufacturing and other light industrial uses, contractor yards.
- **Located on Trent Ave between Sullivan and Flora Roads**
- **High Visibility and near Amazon Distribution Facility**
- **Easy I-90 Access (Sullivan Rd and Barker Rd Corridors), minutes to Idaho Stateline**
- **Traffic Count: 25,300 cars per day**
- **New Construction Build to Suit:**
custom design your building that meets your specific business needs and capture the best efficiencies
- **Rental Rates negotiable based on scope of project and specifications**
- **Tenant improvements allowances**
- **Will Divide, property can support one large building or smaller multiple buildings (10,000 to 50,000 SF)**
- **Property owner seasoned developer**
- **Potential for Land Lease, contact broker for more details**

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MAP



Centrally located on Trent Ave between Sullivan and Barker Roads



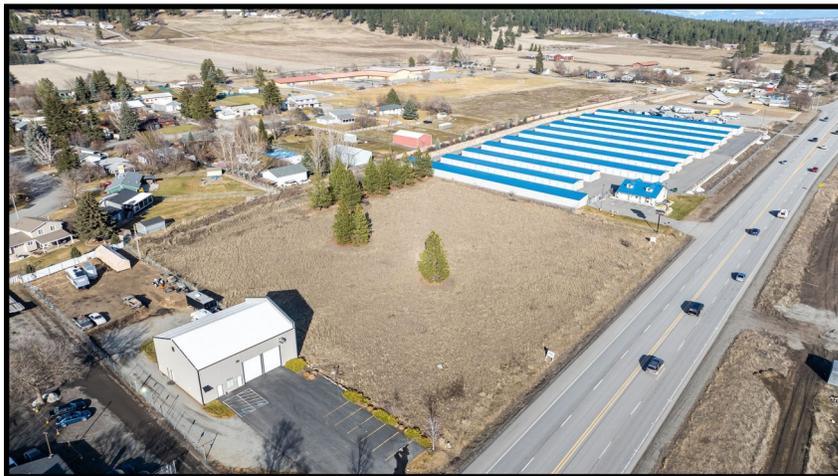
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PHOTOS



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ABOUT



For over **40 years** **G. ARGER CO. REAL ESTATE INC.**, has been meeting the real estate needs of hundreds of companies across the Inland Northwest and are award winning Power Broker Producers.

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

G. Arger Company is a full-service company that can handle all of your real estate buying, selling, leasing and development needs.

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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.