

10,000 SF INDUSTRIAL BUILDING WITH SECURED YARD FOR SALE OR LEASE

11110 E EMPIRE AVE, SPOKANE VALLEY, WA | 99206



SALE PRICE **\$1,400,000**

LEASE RATE **\$1.00/SF MG**

TOK
COMMERCIAL



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DETAILS

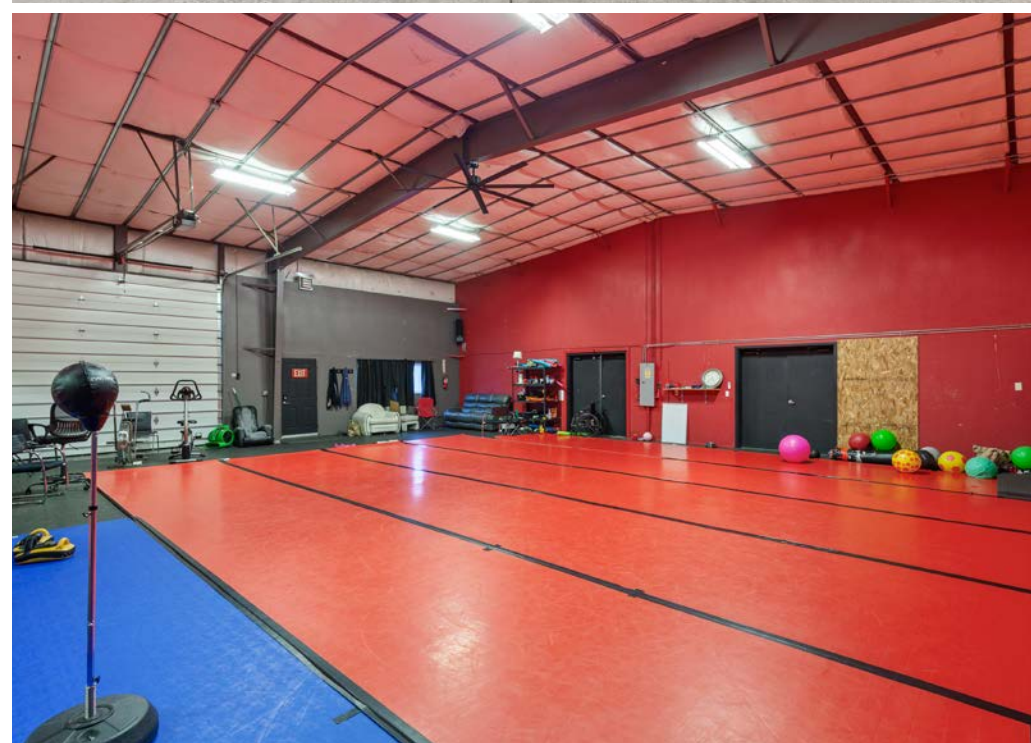
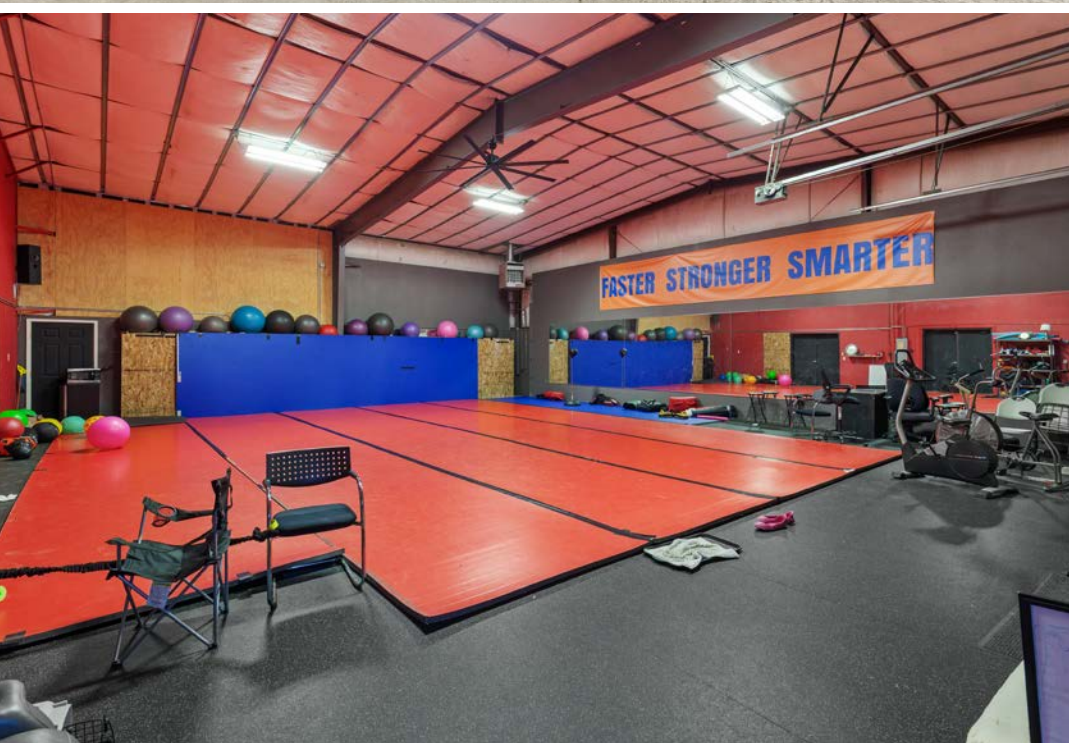
Property Address	11110 E Empire Ave Spokane Valley, WA 99206
Lot Size	0.94 Acres
Building Size	10,000 SF
Office Space	1,050 SF
Available Size	2,500 - 10,000 SF
Bathrooms	3
Year Built	2001
Zoning	IMU - Industrial Mixed Use
Property Type	Industrial
Grade Doors	(4) 12' x 12'
Clear Height	~15'
Sale Price	\$1,400,000
Lease Rate	\$1.00/SF
Lease Type	Modified Gross

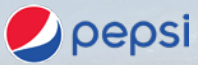
HIGHLIGHTS

- Rare owner-user opportunity to acquire a 10,000 SF industrial facility on 0.94 acres in Spokane Valley, featuring 1,050 SF of office space and 3 bathrooms.
- Strategic Spokane Valley location with convenient access to I-90, major arterials, and the broader Spokane market.
- Secured site offering ample room for equipment storage, fleet parking, and daily operations.
- Versatile building layout suitable for manufacturing, warehousing, distribution, or service-related businesses.
- Features four 12' x 12' grade-level doors, flexible office space, and the ability to accommodate up to four separate tenancies if desired.









108,730 VPD

INTERSTATE 90
5 MIN DRIVE / 2 MILES



SPOKANE CITY CORE
17 MIN DRIVE / 10 MILES

RAILROAD

TRENT AVE

SITE



EMPIRE AVE

1 MILE RADIUS



POPULATION
7,999
1 MI. RADIUS



HISTORIC ANN. GROWTH
2.1%
1 MI. RADIUS



AVG. HOUSEHOLD INC.
\$74,365
1 MI. RADIUS

3 MILE RADIUS



POPULATION
59,635
3 MI. RADIUS



HISTORIC ANN. GROWTH
1.5%
3 MI. RADIUS



AVG. HOUSEHOLD INC.
\$92,838
3 MI. RADIUS

5 MILE RADIUS



POPULATION
124,845
5 MI. RADIUS



HISTORIC ANN. GROWTH
1.6%
5 MI. RADIUS



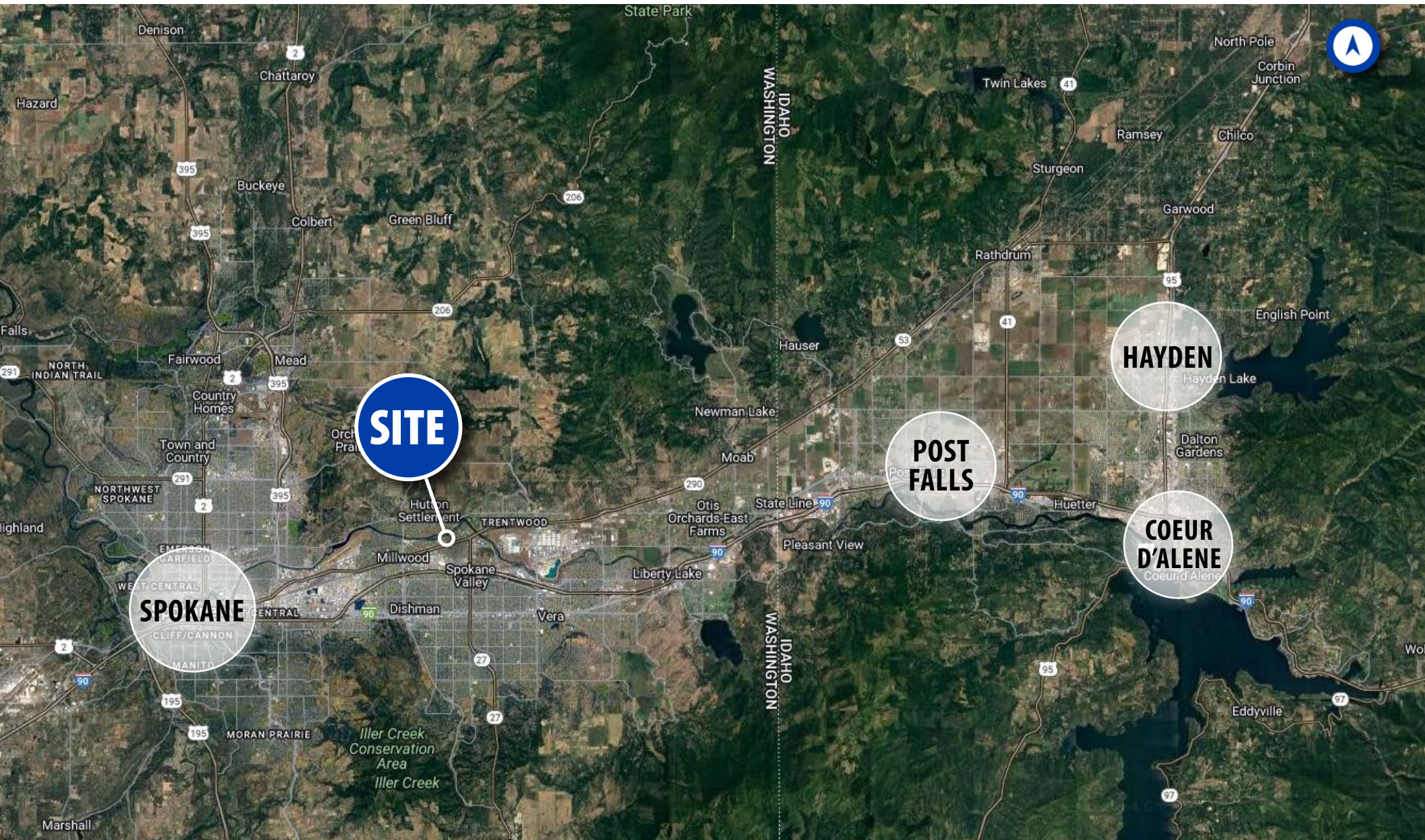
AVG. HOUSEHOLD INC.
\$100,337
5 MI. RADIUS



AERIAL MAP

20 MIN TO SPOKANE

32 MIN TO COEUR D'ALENE



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