

WAREHOUSES WITH YARD SPACE FOR SALE

3 BUILDINGS - OFFICE, WAREHOUSE, & STORAGE

**1612 S. CAMPBELL ST.
AIRWAY HEIGHTS, WA 99001**



TOURS BY APPT. ONLY - PLEASE DND TENANTS

OFFERING SUMMARY

Price	\$1,575,000
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\$/SFT	\$145.08
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Office SFT	840 SFT
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Warehouse SFT	7,016 SFT
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Storage SFT	3,000 SFT
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Total SFT	10,856 SFT
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Land Size	1.03 AC
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APN	15261.0705
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**STEVEN DAINES
SETH PETERSON**

• 509.209.4920 • SETH@DAINESCAPITAL.COM

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PROPERTY DETAILS - SERVICE WAREHOUSE

- ALSO INCLUDES:
- 2 GAS HEATERS
 - FLOOR DRAIN IN FRONT

YEAR BUILT	1985	PARKING	15 STALLS	LOADING DOORS	4 OHD - 16' X 12'
RENOVATED	2000	CLEAR HEIGHT	13'10" (BACK) 13'14" (FRONT)	BLDG HEIGHT	26'
FLOORS	1	POWER	3 PHASE 400 AMPS	CONSTRUCTION	METAL
ZONING	C-2 :GRANDFATHERED IN NON-CONFORMING USE FOR LIGHT MANUFACTURING/ASSEMBLY			PAINT BOOTH	2 TOTAL (ONE APPROVED BY CITY, ONE NEEDS SPRINKLERS) 31' X 12' (372 SFT)

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PROPERTY DETAILS - OFFICE

RENOVATIONS COMPLETED SUMMER 2026: INCLUDE
NEW PAINT, NEW FLOORING, AND NEW ROOF

YEAR BUILT	1995	PARKING	6 STALLS	ZONING	C-2
RENOVATED	2026	TENANCY	SINGLE	CONSTRUCTION	WOOD FRAME
FLOORS	1	BATHROOMS	1 (INCLUDES SHOWER)		

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PROPERTY DETAILS - STORAGE WAREHOUSE

- Built 1989
- 14 Total Storage Units
- Water & Sewer provided by City of Airway Heights
- Gas provided by Avista
- Power provided by Electric
- Garbage provided by Waste Management
- 100% fenced with barbed wire

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4711 S. BEN FRANKLIN LN. SPOKANE, WA

Total SFT: 7,812 SFT
Sold Feb. 2026: \$1.575M
\$/SFT: \$201.61

Land Size: 3.10 AC
YR Built: 1989



2207 S. LAWSON ST. SPOKANE, WA

Total SFT: 10,230 SFT
Sold Dec. 2025: \$1.3M
\$/SFT: \$127.08

Land Size: 4.99 AC
YR Built: 1990



5810 S. HAYFORD RD. SPOKANE, WA

Total SFT: 6,000 SFT
Sold May 2025: \$1M
\$/SFT: \$166.67

Land Size: 5.26 AC
YR Built: 1995



216 N. DYER RD. SPOKANE VALLEY, WA

Total SFT: 10,844 SFT
Sold June 2025: \$1.2M
\$/SFT: \$110.66

Land Size: 1.32 AC
YR Built: 1984

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The logo for Daines Capital, featuring a stylized 'DC' monogram in white on a dark blue background, with the company name and 'COMMERCIAL REAL ESTATE' below it.
DAINES CAPITAL
COMMERCIAL REAL ESTATE

DEMOGRAPHICS

	1 MILE	3 MILE
Population	6,097	14,878
Households	1,994	4,803
Median Age	36	36
Median HH Income	\$61,512	\$67,151
Daytime Employees	2,021	10,404
Population Growth '25 - '30	2.59%	2.84%
Household Growth '25 - '30	2.46%	2.94%

COLLECTION STREET

CROSS STREET

TRAFFIC VOL

W. Sunset Highway W	W. Sunset Highway E	48,699
US 2	S. Hayford Rd. NE	30,918
W. Sunset Highway	S. Garfield Rd. E	24,396

No representation, express or implied, is made as to the accuracy of information contained herein. All information is from sources deemed reliable and submitted subject to errors, omissions, change or terms and conditions without notice. Buyers are solely responsible to conduct their own due diligence to their independent satisfaction.



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