



DAINES CAPITAL
COMMERCIAL REAL ESTATE

MULTI-TENANT FLEX/WAREHOUSE INVESTMENT FOR SALE

10903 E. Trent Ave.
Spokane Valley, WA 99206



STEVEN DAINES
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WWW.DAINESCAPITAL.COM

INDUSTRIAL FLEX BUILDINGS FOR SALE

FLEX/WAREHOUSE INVESTMENT

10903 E. TRENT AVE
SPOKANE VALLEY, WA 99206



OFFERING SUMMARY

Total SFT	12,792 SFT
Occupancy	100%
NOI	\$196,846.80
Cap Rate	6.5%
Purchase Price	\$3,028,409
\$/SFT	\$236.74



PROPERTY VIDEO - CLICK HERE

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PROPERTY DETAILS

*Gas unit heater in warehouses & electric wall heaters in offices/bathrooms

TOTAL UNITS	6	CLEAR HEIGHT	16' - 18'	YEAR BUILT	2024
LAND AREA	0.94 AC	ZONING	IMU	OHD	6 TOT. 16' W X 14' H
PARKING	28 STALLS TOTAL	CONSTRUCTION	WOOD FRAME	POWER	200A 120/220V 3PHASE

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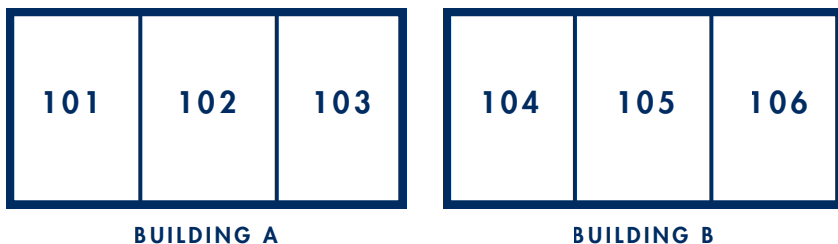
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TENANT PROFILES



- A101 - Stokes Mechanical, LLC
- A102 & 103 - Valley Synthetics
- B104 - Fox Pest Control Spokane
- B105 & B106 - Long Range Gear, LLC

*Floor plan not drawn to scale

WHY INVESTMENT IN 10903 E. TRENT?

Attractive Rental Rate: The property's rental rate is competitive with comparable properties in the area and, in certain cases, below market averages, enhancing its appeal to tenants and supporting long-term occupancy.

Established Tenancy with Future Leasing Potential: The property is currently occupied by five tenants, generating steady income. With competitive market rents and a desirable location, the building is well-positioned to maintain strong occupancy and attract future tenants if space becomes available.

Rare Market Opportunity: Comparable investment properties are rarely available in the current market, and recent transactions of this nature are limited. This scarcity creates a unique opportunity for investors seeking a distinctive asset.

Unique Market Position: While a neighboring building features the same construction design, its units are being sold as condominiums rather than leased. This positions 10903 E. Trent Ave. as one of the only opportunities for tenants seeking comparable flex space for lease in the immediate area.

***Spokane Valley Flex Space under 10,000 SFT has a 2.3% vacancy**

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The logo for Daines Capital, featuring a stylized 'DC' monogram in white on a dark blue background, with decorative wavy lines to the left and right.
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INDUSTRIAL FLEX BUILDINGS FOR SALE

FLEX/WAREHOUSE INVESTMENT SALE COMPS

**10903 E. TRENT AVE
SPOKANE VALLEY, WA 99206**



15223 N. GOVERNMENT WAY, HAYDEN, ID

Total SFT: 19,040 SFT

List Price: \$5,995,000

\$/SFT: \$314.86

Cap Rate: N/A

YR Built: 2017



21 N. SKIPWORTH RD. SPOKANE VALLEY, WA

Total SFT: 8,280 SFT

List Price: \$2,070,000

\$/SFT: \$250

Cap Rate: N/A

YR Built: 1983 | 2023



902-904 N. DYER RD. SPOKANE, WA

Total SFT: 11,209 SFT

Sold May 2024: \$4,700,000

\$/SFT: \$419.31

Cap Rate: N/A

YR Built: 1962



16608 E. SPRAGUE AVE. SPOKANE VALLEY, WA

Total SFT: 12,595 SFT

Sold Aug. 2025: \$2,658,000

\$/SFT: \$211.04

Cap Rate: 6.32%

YR Built: 2019

INDUSTRIAL FLEX BUILDINGS FOR SALE

FLEX/WAREHOUSE INVESTMENT MARKET LEASE RATES

**10903 E. TRENT AVE
SPOKANE VALLEY, WA 99206**



10903 E. TRENT AVE. SPOKANE VALLEY, WA

RSFT: 12,792 SFT

Lease Rate: \$1.25/SFT/MO

Lease Type: NNN

OHD: 6 - 16' x 14'

YR Built: 2024



6040 W. SELTICE WAY, POST FALLS, ID

RSFT : 25,012 SFT (proposed)

Lease Rate: \$1.50/SFT/MO

Lease Type: NNN

OHD: 7 - 12' x 14'

YR Built: 2027



4524 N. BARKER RD. SPOKANE VALLEY, WA

Size: 11,700 SFT

Lease Rate: \$1.35/SFT/MO

Lease Type: NNN

OHD: 6 - 16' x 14'

YR Built: 2025



3830 E. OLYMPIC AVE. SPOKANE, WA

RSFT : 11,897 SFT

Lease Rate: \$1.26/SFT/MO

Lease Type: NNN

OHD: 4 - 16' x 16'

YR Built: 2025

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DEMOGRAPHICS

1 MILE

3 MILE

Population	6,354	60,260
Households	2,636	24,924
Median Age	36	39
Median HH Income	\$57,904	\$69,957
Daytime Employees	4,160	35,257
Population Growth '25 - '30	3.01%	2.00%
Household Growth '25 - '30	3.15%	1.97%

COLLECTION STREET

CROSS STREET

TRAFFIC VOL

E. Trent Ave. W	E. Trent Ave. E	41,488
E. Trent Ave.	N. Lockwood Rd. W	21,833
E. Trent Ave.	N. Stegner Rd. W	21,369



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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