



**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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# INDUSTRIAL FLEX BUILDINGS FOR SALE

FLEX/WAREHOUSE INVESTMENT

10903 E. TRENT AVE  
SPOKANE VALLEY, WA 99206



## OFFERING SUMMARY

<b>Total SFT</b>	12,792 SFT
<b>Occupancy</b>	100%
<b>NOI</b>	\$196,846.80
<b>Cap Rate</b>	6.06%
<b>Purchase Price</b>	\$3,250,000
<b>\$/SFT</b>	\$254.06



**[PROPERTY VIDEO - CLICK HERE](#)**

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## PROPERTY DETAILS

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

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

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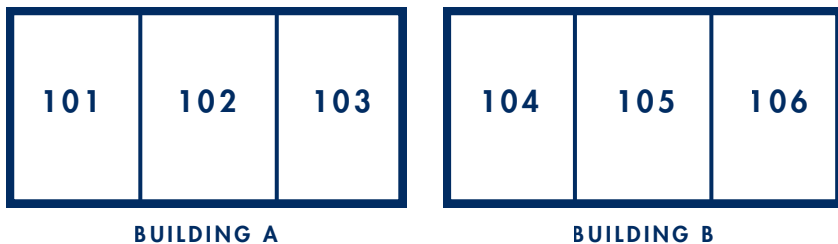
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## TENANT PROFILES



- 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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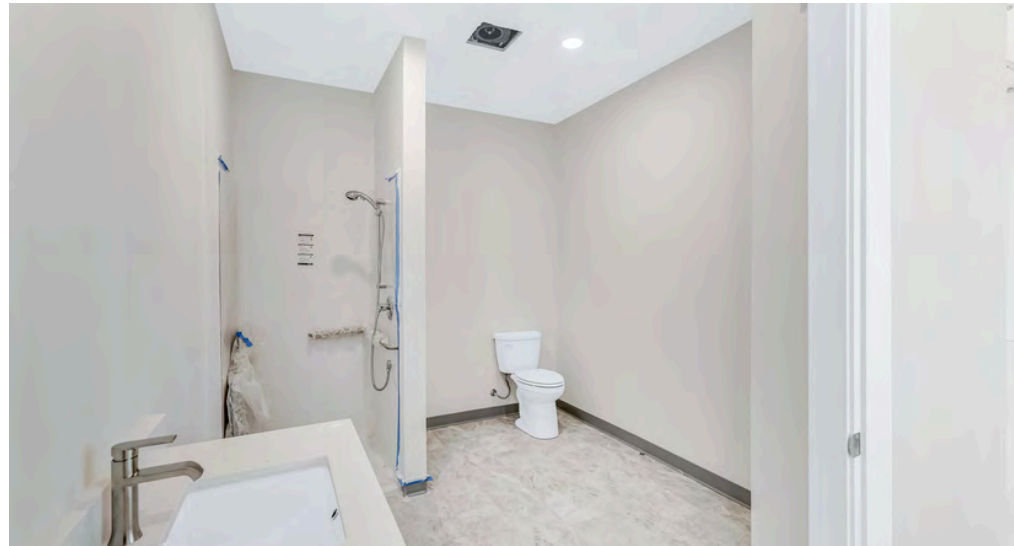
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# INDUSTRIAL FLEX BUILDINGS FOR SALE

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	6,654	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.	N. Lockwood Rd. W	21,548
E. Trent Ave.	N. Stegner Rd. W	21,369
E. Trent Ave.	N. Fowler Rd. E	20,793



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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