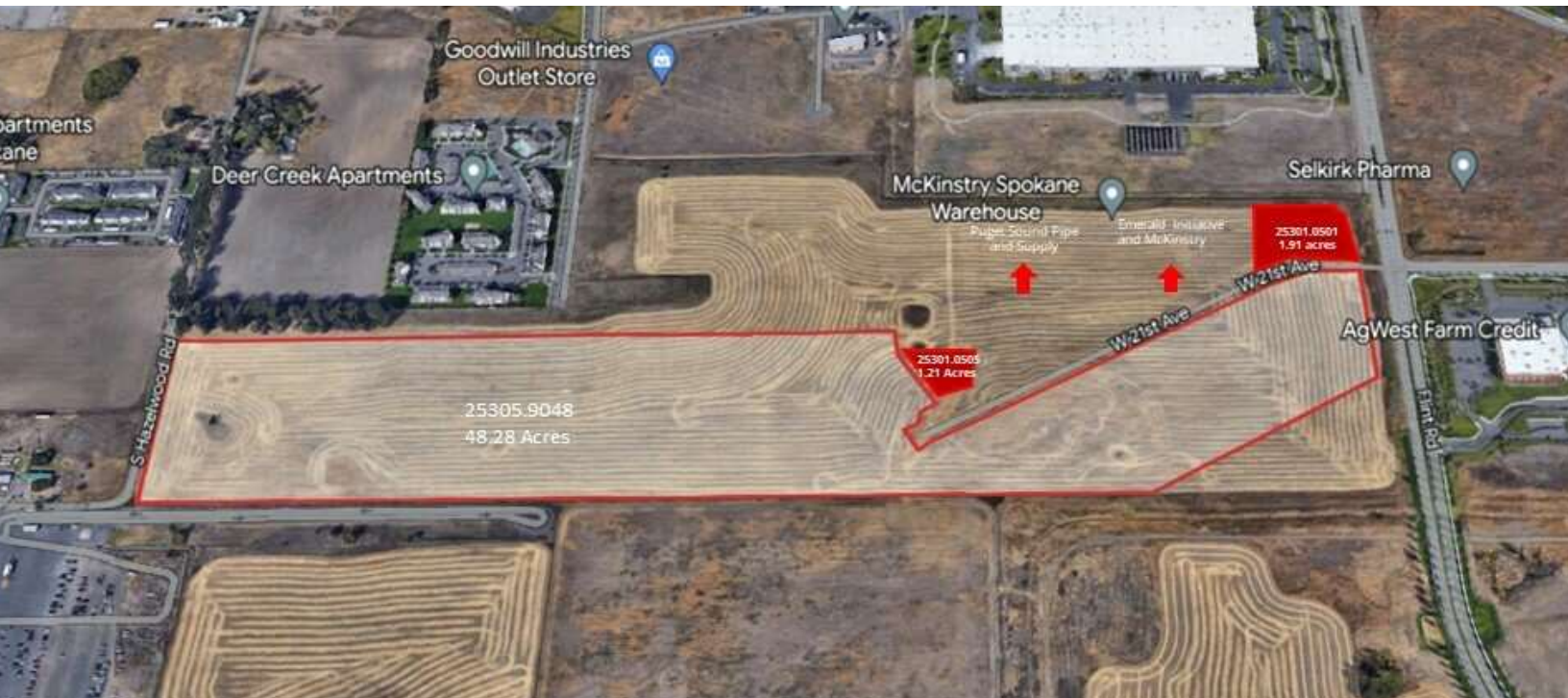


Tech Park West - Industrial Lots

FOR SALE



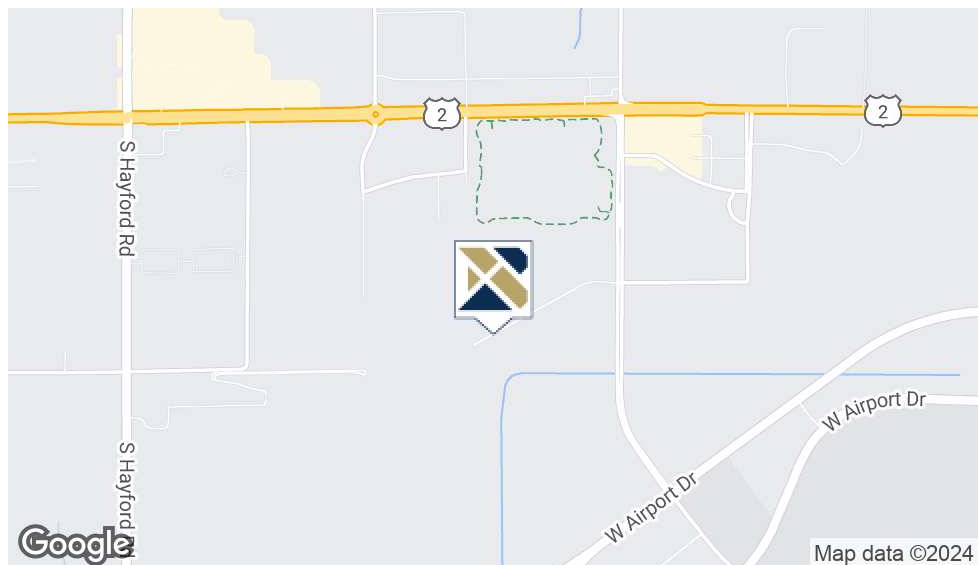
OFFERING SUMMARY

Available Acres: 51.4 Acres

Lot Sizes: 1.21 - 48.28 Acres

Price: \$7.50/SF

Zoning: Light Industrial



Information is deemed reliable but not guaranteed. Broker not responsible for changes, errors, or omissions. All square footages are for convenience only. All information should be verified prior to purchase or lease.



BORNHOFT
COMMERCIAL

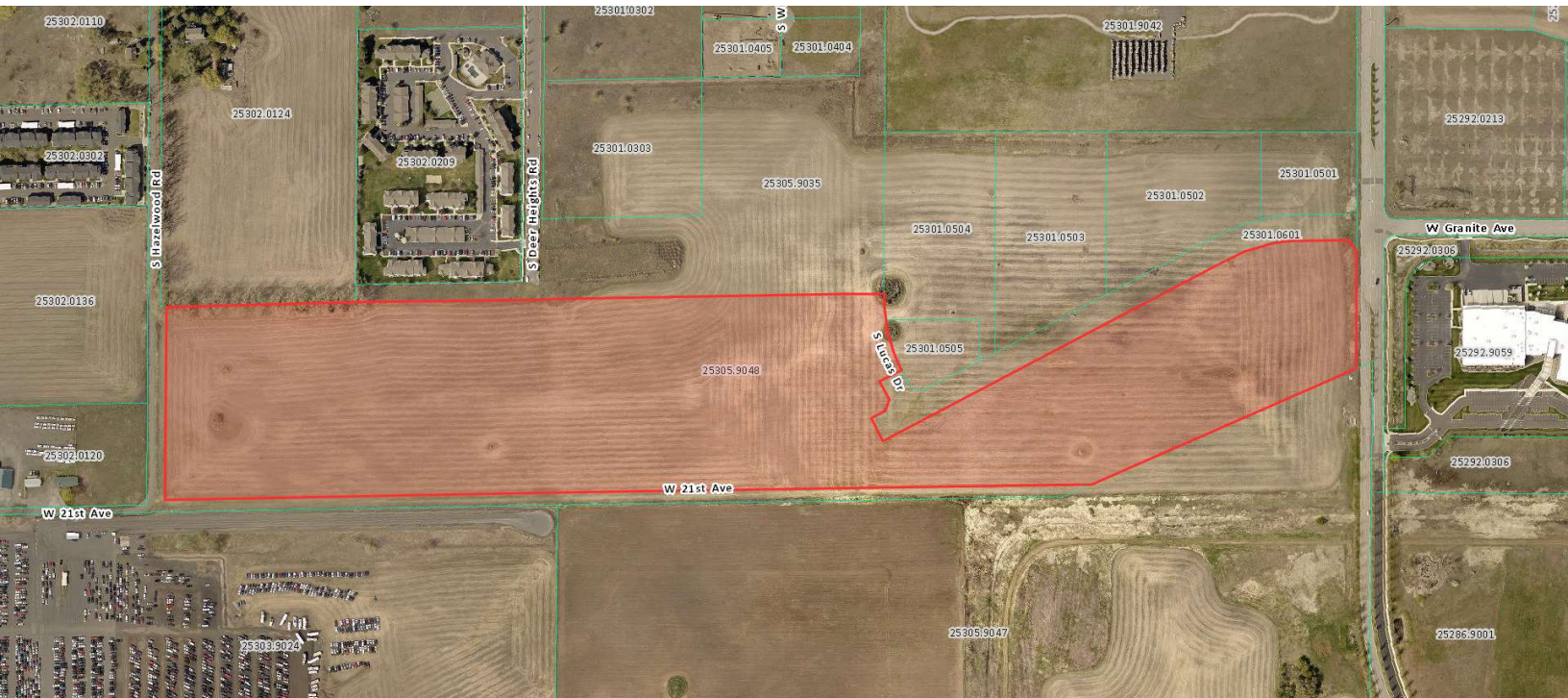
CHRIS BORNHOFT, CCIM JORDAN MACGREGOR

509.599.6504
chris@bornhoft.com

208.661.6192
jordan@bornhoft.com

Lot 1 - 25305.9048

FOR SALE



BORNHOFT
COMMERCIAL

CHRIS BORNHOFT, CCIM JORDAN MACGREGOR

509.599.6504
chris@bornhoft.com

208.661.6192
jordan@bornhoft.com



BORNHOFT
COMMERCIAL

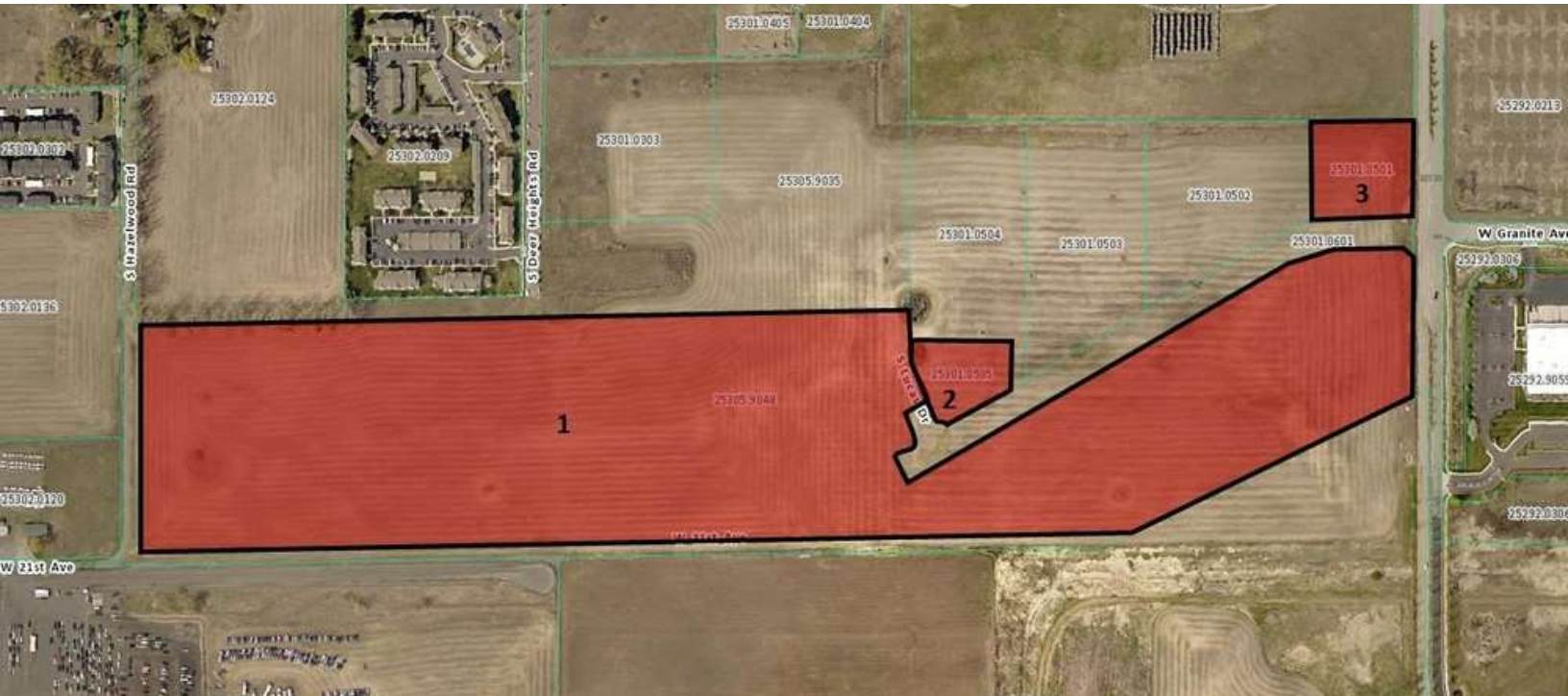
CHRIS BORNHOFT, CCIM JORDAN MACGREGOR

509.599.6504
chris@bornhoft.com

208.661.6192
jordan@bornhoft.com

Land Lots

FOR SALE



OF LOTS: 3 | LOT SIZES: 1.21 - 48.28 ACRES | TOTAL ACRES: 51.4 ACRES | BEST USE: LIGHT INDUSTRIAL

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	Lot 1	0 W 21st Ave	25305.9048	Industrial	48.28 Acres	\$15,773,076	Light Industrial
Available	Lot 2	9650 W 21st Ave	25301.0505	Industrial	1.21 Acres	\$395,907	Light Industrial
Available	Lot 3	9260 W 21st Ave	25301.0501	Industrial	1.91 Acres	\$623,997	Light Industrial



BORNHOFT
COMMERCIAL

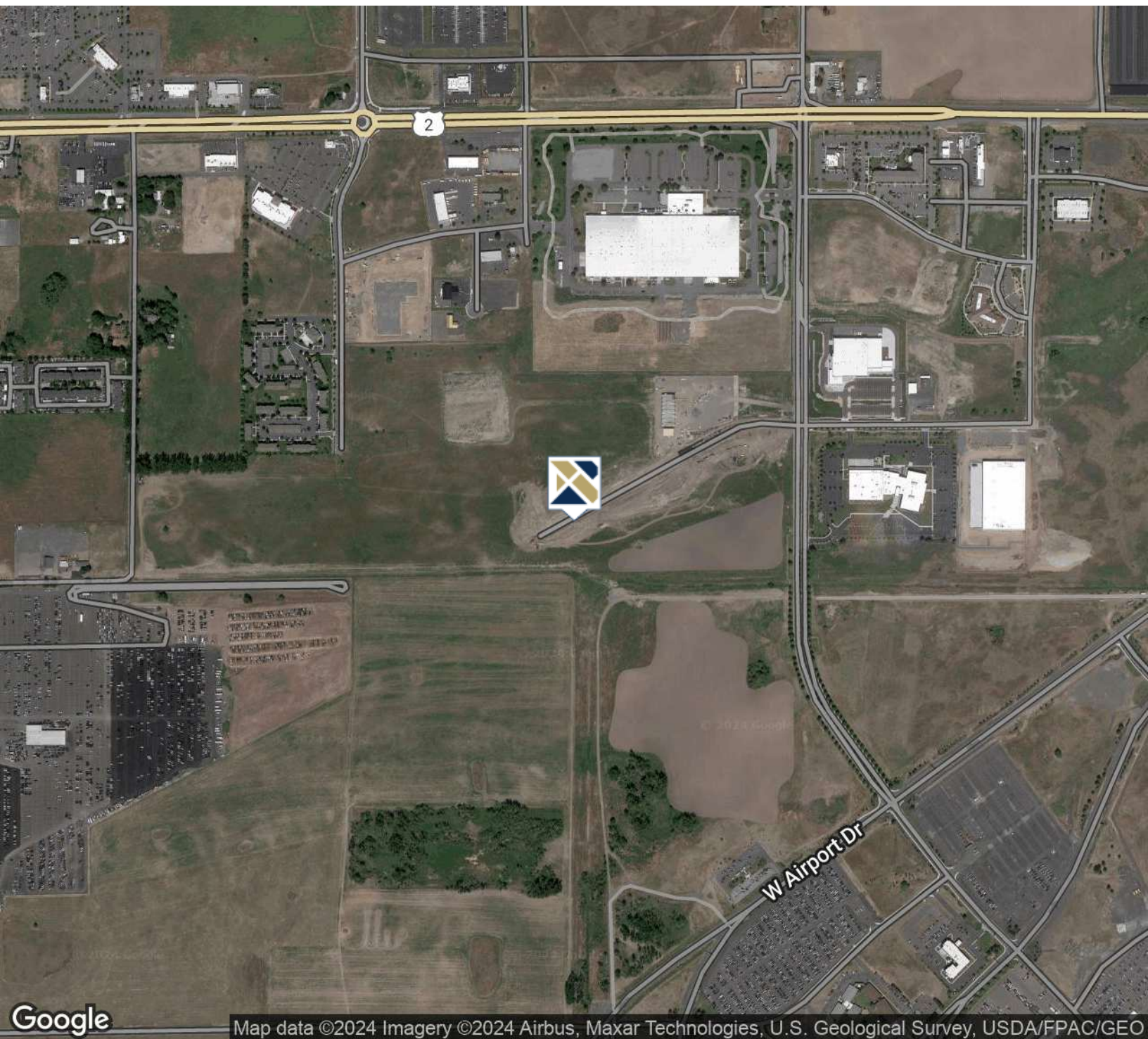
CHRIS BORNHOFT, CCIM JORDAN MACGREGOR

509.599.6504
chris@bornhoft.com

208.661.6192
jordan@bornhoft.com

Aerial Map

FOR SALE



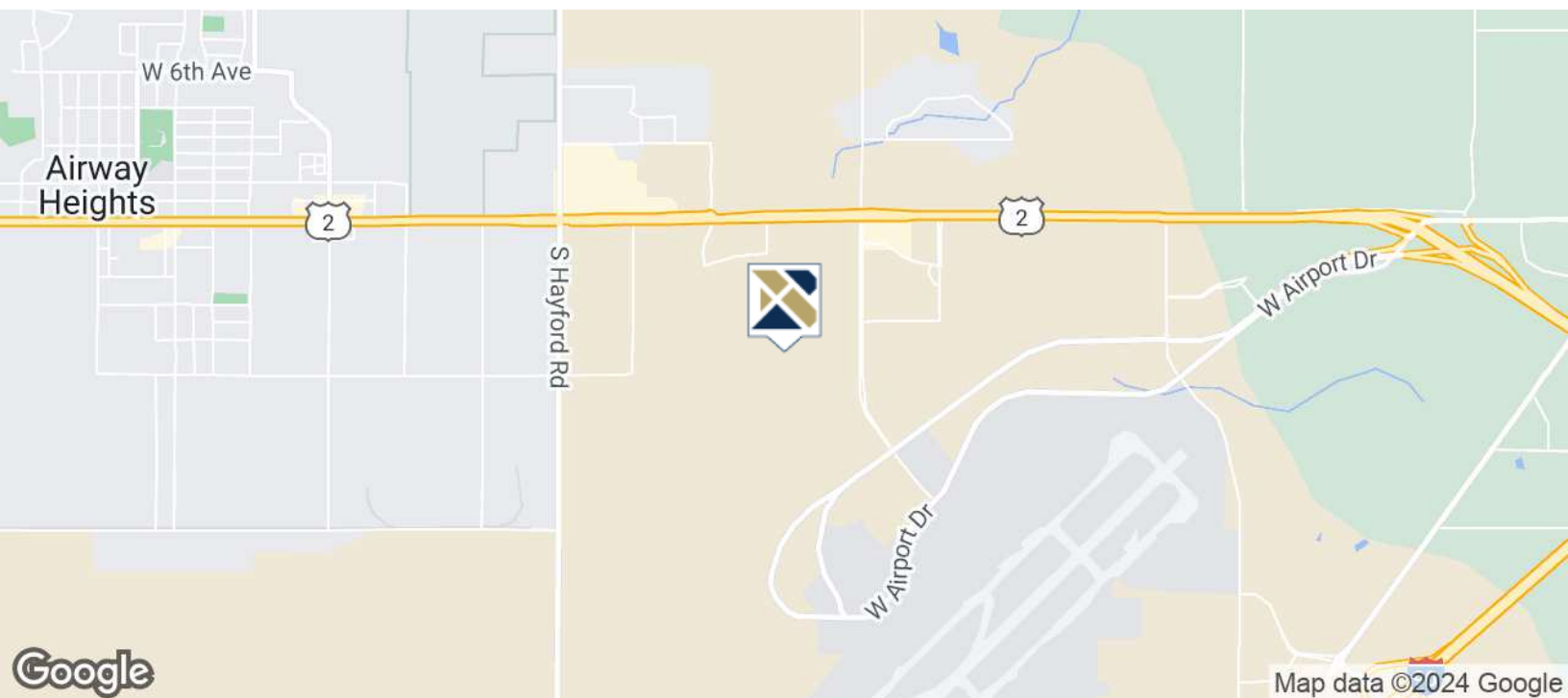
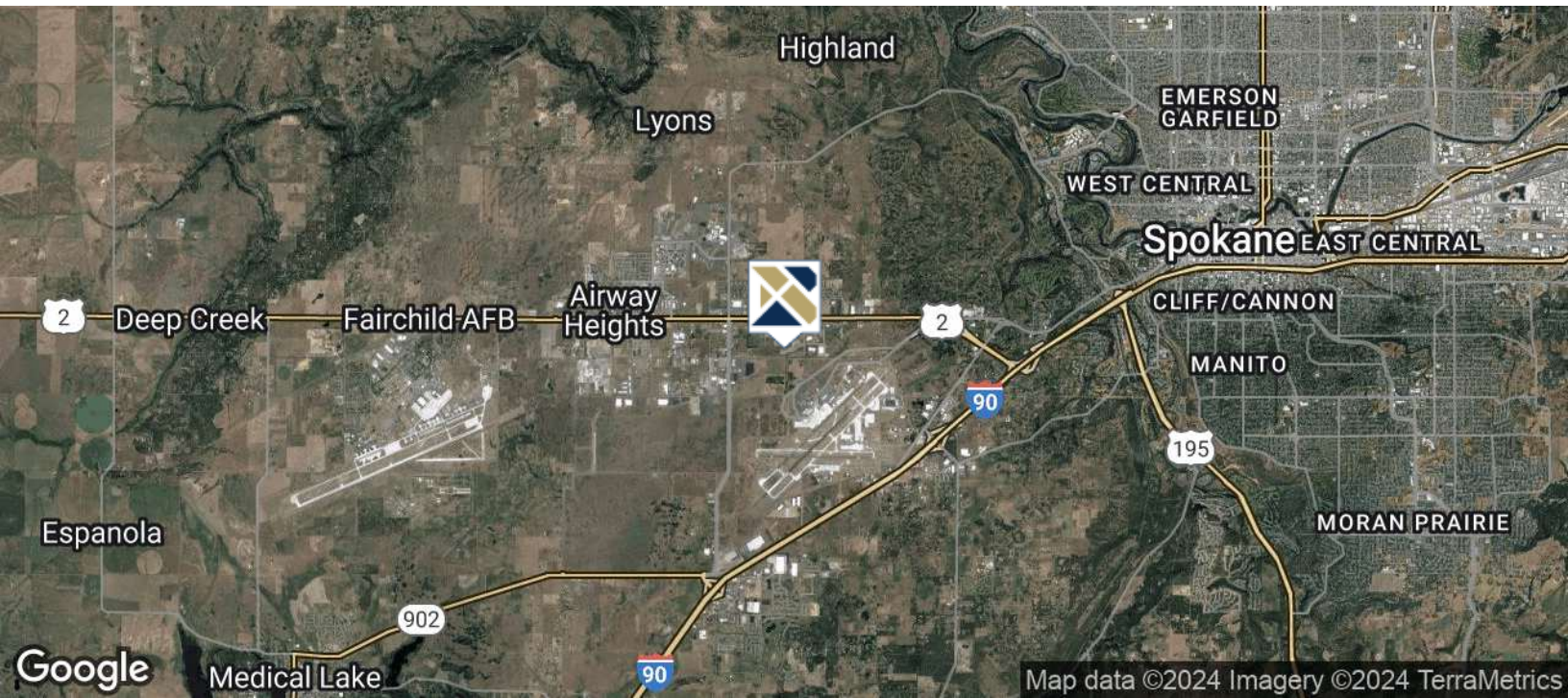
BORNHOFT
COMMERCIAL

CHRIS BORNHOFT, CCIM JORDAN MACGREGOR
509.599.6504 208.661.6192
chris@bornhoft.com jordan@bornhoft.com

Bornhoft Commercial | 2607 S Southeast Blvd, A-202, Spokane, WA 99223 | 509.279.0249 | bornhoft.com

Location Map

FOR SALE



BORNHOFT
COMMERCIAL

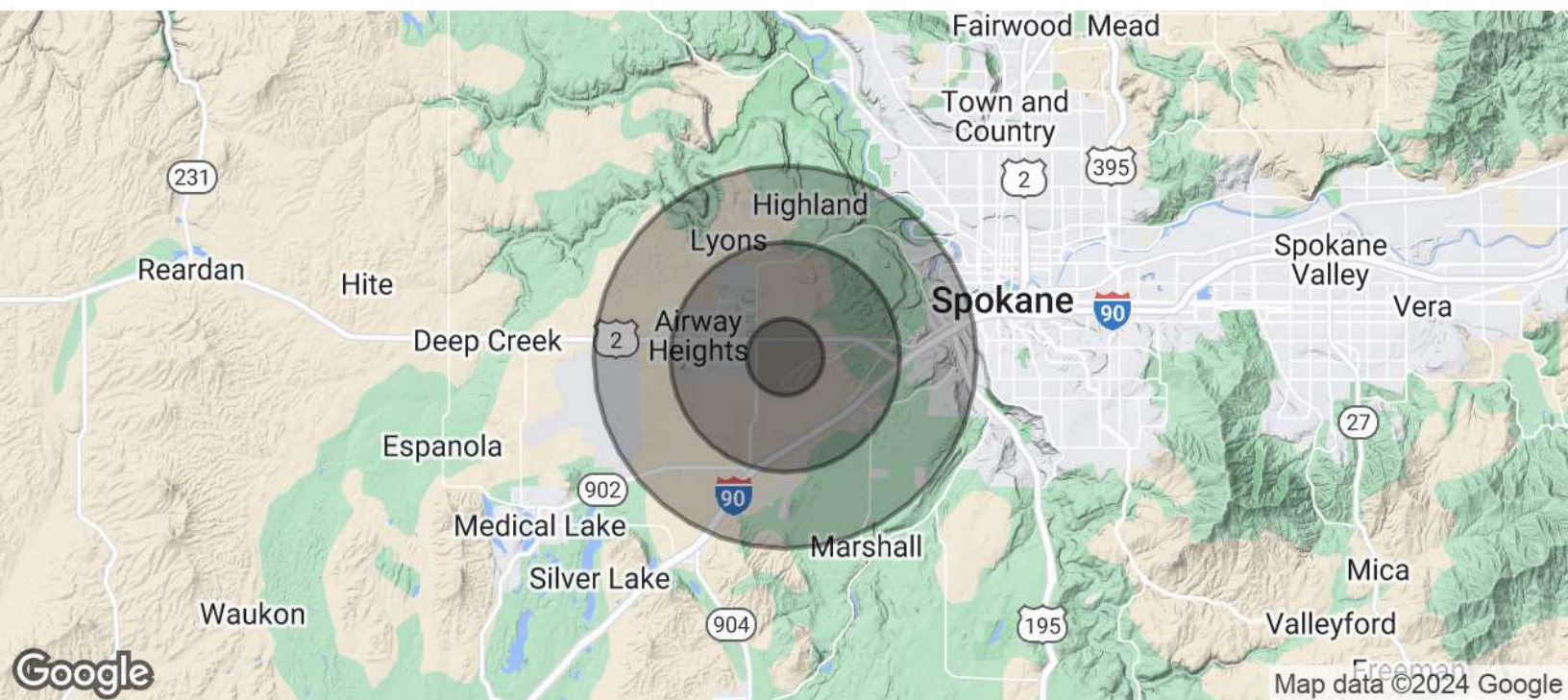
CHRIS BORNHOFT, CCIM JORDAN MACGREGOR

509.599.6504
chris@bornhoft.com

208.661.6192
jordan@bornhoft.com

Bornhoft Commercial | 2607 S Southeast Blvd, A-202, Spokane, WA 99223 | 509.279.0249 | bornhoft.com

Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,591	89,220	207,425
Average Age	42.3	37.7	36.1
Average Age (Male)	40.0	35.8	34.7
Average Age (Female)	44.6	39.5	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,424	39,659	89,957
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$84,987	\$59,264	\$54,426
Average House Value	\$298,021	\$257,525	\$202,021

* Demographic data derived from 2020 ACS - US Census