

# green acres

distribution center

17710 E EUCLID AVE  
SPOKANE VALLEY, WA 99216

FOR LEASE  
192,306 SF

AVAILABLE NOW

Exclusively marketed by:

Darren Slackman, SIOR  
+1 509 622 3595  
dslackman@naiblack.com

Bob Swain, CCIM  
+1 425 586 5622  
bswain@nai-psp.com

**NAI**Black

**NAI** Puget Sound  
Properties

**PANATTONI**

**PCCP**



# PROPERTY HIGHLIGHTS

greenacresdc.com

- Located near the Amazon Non-sort Center
- Planned spec construction, office, and generous TI package
- Divisible to +/- 47,000 SF
- Dock high and grade level loading
- ESFR sprinklers
- Zoned Industrial
- Immediate I-90 Access
- 30' Clear Height
- 34 Trailer Stalls
- 32 Dock Doors
- 131 parking spots
- Rail Access Available
- 3000 AMPS
- Call for rates

**192,306**

Total SF

**concrete tilt**

Construction

**front**

Loading

**on-site**

Trailer Parking

**TI allowance**

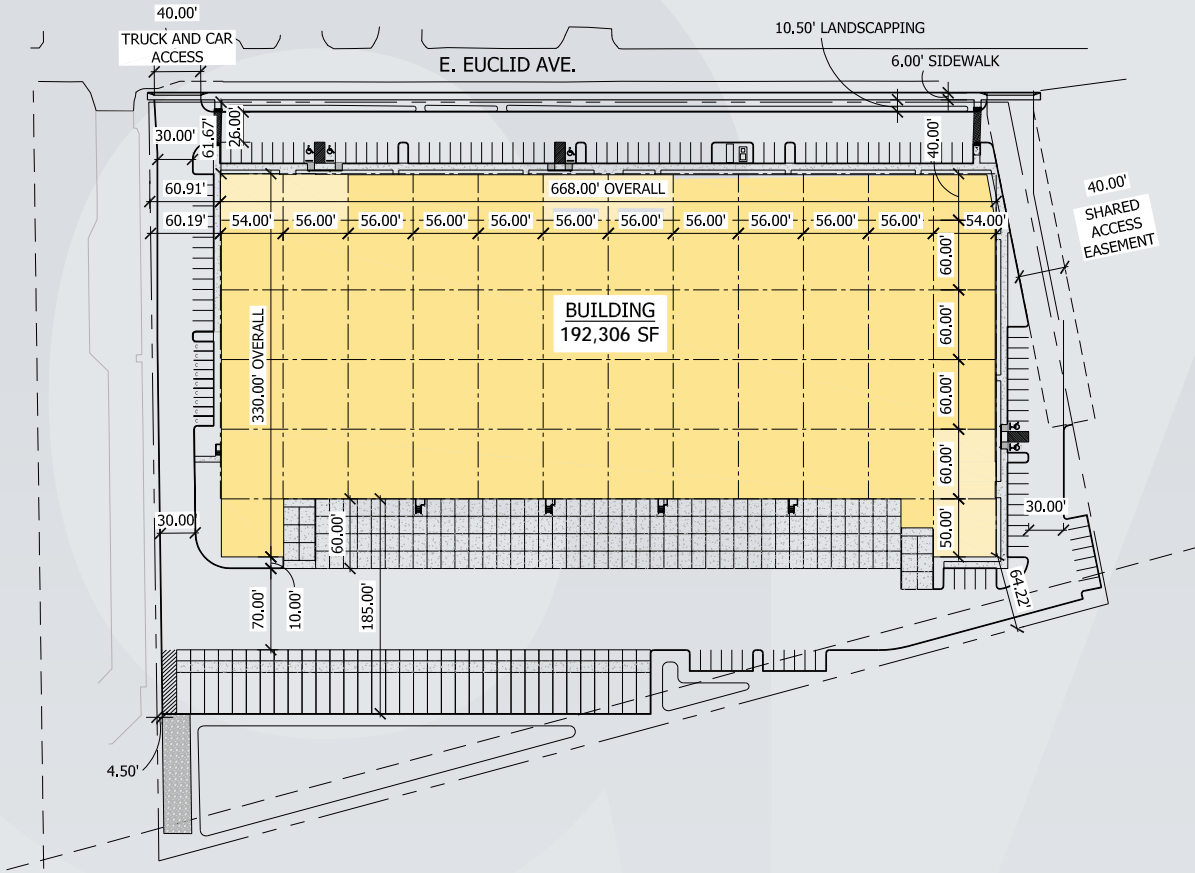
Customization

**construction complete**

Delivery



# SITE PLAN



# LOCATION



E Wellesley Ave

E Wellesley Ave

290

N Progress Rd

N Flora Rd

Amazon

Spokane Business & Industrial Park

Kaiser Alutec Inc

Universal Recycling

Kaiser Aluminum

Honeywell Electronic Materials

All Western Industry Supply

American Tire Distributors

Prizm Stone Corporation

Interstate Batteries

E Euclid Ave

E Euclid Ave

Union Pacific Railroad

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Spokane River Centennial State Park Trail

# WHY SPOKANE COUNTY?

The Spokane region is the capital of the Intermountain Northwest, serving a population of almost 2 million people from Eastern Washington, North Idaho, British Columbia, and as far away as Alaska and Montana. It is a major health care, transportation, education and recreation hub.

Spokane has a diversified economy that includes advance manufacturing, aerospace, agriculture, education, finance, insurance, life sciences, health services, logistics and distribution and is also the largest labor market in Eastern Washington and Northern Idaho.

Spokane is one of the most affordable areas to operate or start a business. **Labor costs, residential and commercial real estate and utility rates are among the lowest in the region and across the nation.**

**For more  
information on  
why you should  
be in Spokane  
County  
[CLICK HERE](#)**



**559,775**

Total Population



**3.76%**

2021 to 2023 Growth



**\$23.69**

Average Hourly Wage



**3.1%**

Unemployment



**\$49,266**

Average Annual Wage

# DRIVE TIMES FROM SPOKANE

**green  
acres**  
distribution center

**Seattle, WA**  
4 hours, 12 minutes  
279 miles

**Portland, OR**  
5 hours, 28 minutes  
528 miles

**Reno, NV**  
12 hours, 41 minutes  
773 miles

**Helena, MT**  
5 hours, 12 minutes  
315 miles

**Billings, MT**  
8 hours, 34 minutes  
547 miles

**Boise, ID**  
6 hours, 44 minutes  
417 miles

**Salt Lake City, UT**  
11 hours, 7 minutes  
712 miles

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. G:\Shared drives\ADMIN TEAM\MARKETING\FLYERS\Outside Market County\Spokane County\Green Acres Distribution Center (17XXX E Euclid Ave)\Green Acres Distribution Center (17XXX E Euclid Ave)

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